

County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

RECEIVED
Department of Planning & Zoning

FEB 1 0 2015

Zoning Evaluation Division

January 14, 2015

Joshua C. Marshall Land Design Consultants, Inc. 4585 Daisy Reid Avenue, Suite 201 Woodbridge, VA 22192

RE: Rezoning Application RZ 2014-PR-012

Dear Mr. Marshall:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on January 13, 2015, granting Rezoning Application RZ 2014-PR-012 in the name of Sekas Homes, LTD. The Board's action rezones certain property in the Providence District from the R-1 and R-2 Districts to the R-3 District to permit residential development with a total density of 2.43 dwelling units per acre (du/ac), and a waiver #6447-WPFM-004-01 to permit the location of underground stormwater management facilities in a residential area. The subject property is located on the S.E. intersection of Courthouse Road and Sutton Road, 2719, 2721, 2723, Sutton Road, and 9637, 9633 Courthouse Road, on approximately 4.12 acres of land, [Tax Map 48-1 ((1)) 65, 67, 68, and 48-1 ((5)) 1 and 4], subject to the proffers dated December 9, 2014.

The Board also:

- Waived the sidewalk requirement along Courthouse Road in favor of the walkway depicted on the GDP
- Waived the sidewalk requirement along Sutton Road in favor of the walkway depicted on the GDP
- Waived the requirement to construct curb and gutter along the Sutton Road frontage in favor of the proffer commitments to escrow funds
- Approved Waiver Number 025756-WPFM-001-01 subject to development conditions contained in Attachment A to the November 24, 2014, recommendation from the Department of Public Works and Environmental Services (DPWES)

RZ 2014-PR-012 January 14, 2015

- Approved all commitments that were made on the record this afternoon as follows:
 - The applicant agrees to construct a standard crosswalk at the Lemon Tree intersection with Courthouse Road upon the County acquiring approval from the Virginia Department of Transportation (VDOT) for said crosswalk
 - The applicant would like to increase the payment for the stormwater fee from \$5,000 to \$10,000 to ten thousand dollars for maintenance of the stormwater facility
 - The applicant agrees to provide "No Parking or Heavy Equipment" signs in the vicinity of the infiltration trench

Sincerely,

Catherine A. Chianese

Clerk to the Board of Supervisors

Colhemne L. Change

Ce: Chairman Sharon Bulova

Supervisor Linda Smyth, Providence District

Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration

Barbara Berlin, Director, Zoning Evaluation Division, DPZ

Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning

Thomas Conry, Dept. Manager - GIS - Mapping/Overlay

Michael Davis, Section Chief, Transportation Planning Division

Donald Stephens, Transportation Planning Division

Department of Highways-VDOT

Sandy Stallman, Park Planning Branch Manager, FCPA

Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division

Jill Cooper, Executive Director, Planning Commission

Ajay Rawat, Coordinator, Facilities Planning, Fairfax County Public Schools

Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 13th day of January, 2015, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE PROPOSAL NUMBER RZ 2014-PR-012

WHEREAS, Sekas Homes, LTD., filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 and R-2 Districts to the R-3 Districts, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Providence District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the R-3 District, and said property is subject to the use regulations of said R-3 District, and further restricted by the conditions proffered and accepted pursuant to <u>Va. Code Ann.</u>, 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 13th day of January, 2015.

Catherine A. Chianese

Clerk to the Board of Supervisors

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PROFFERS

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Department of Planning & Zoning

DEC 0 9 2014

Zoning Evaluation Division

Sekas Homes, Ltd. Summer Hill Estates

RZ 2014-PR-012

December 9, 2014

Pursuant to Section 15.2-2303(A) of the 1950 Code of Virginia, as amended, the Applicant, for himself and his successors or assigns (herein collectively referred to as the ("Applicant") in this rezoning application filed on property identified on the Fairfax County Tax Map 48-1 ((1)) 65, 67, 68 and 48-1 ((5)) 1, 4 hereinafter referred to as the "Application Property", agrees to the following proffers, provided that the Fairfax County Board of Supervisors (hereinafter referred to as the "Board") approves the rezoning of the Application Property from the R-1/R-2 zoning district to the R-3 district.

1. Development Plan

- a) Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance ("the Ordinance"), development of the Application Property identified on the Fairfax County Tax Map 48-1 ((1)) 65, 67, 68 and 48-1 ((5)) 1, 4 shall be in substantial conformance with the General Development Plan ("GDP") entitled "Summer Hill Estates" containing twelve sheets and prepared by Land Design Consultants, Inc., dated December 1, 2014.
- b) Pursuant to Paragraph 2 of Section 18-204 of the Zoning Ordinance, minor modifications from the GDP may be permitted as determined by the Zoning Administrator. These modifications may include the locations of utilities and landscaping, minor adjustment of property lines, and the general location, type and size of dwellings and access on the proposed lots, provided that the minimum building setbacks outlined on the GDP are honored, and the limits of clearing and grading are adhered to.

2. Homeowners Association

Prior to record plat approval, the Applicant shall establish a homeowners association for the proposed development for the purpose of, among other things, establishing the necessary residential covenants governing the design and operation of the approved development. Prior to entering into a contract of sale, prospective purchasers shall be notified in writing by the Applicant of the HOA and residential covenants and proffers. The initial deeds of conveyance shall expressly contain these disclosures.

Transportation

- a) Density credit shall be reserved as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Ordinance for all eligible dedications described herein.
- b) Garages and Driveways. Any conversion of garages or use of garages that precludes the parking of vehicles within the garage is prohibited. This covenant shall be recorded among the land records of Fairfax County prior to the sale of lots and shall run to the benefit of the HOA and to the Board of Supervisors. Prior to recordation, the covenant shall be approved by the Fairfax County Attorney's office. The HOA documents shall expressly state this use restriction. The driveway provided for each unit shall be a minimum of twenty (20) feet in length and eighteen (18) feet in width to permit the parking of two (2) vehicles without overhanging onto the sidewalk, if provided. Garages shall be designed to accommodate a minimum of two (2) vehicles.

- c) The existing western entrance to Courthouse Road, which serves the existing dwelling on proposed Lot 9, shall remain until such time the existing dwelling is removed and a new house constructed. The existing eastern entrance to Courthouse Road, which serves the existing dwelling on the proposed Lot 9, will be removed in conjunction with this application and a new access shall be provided to the proposed Public Street; however the existing east driveway outside the right-of-way will remain until such time as a new house is constructed on this lot. Any new dwelling on proposed Lot 9 will be accessed solely from the proposed Public Street. The Applicant shall extend curb, gutter and sidewalk across these existing entrances onto Courthouse Road as they are removed in accordance with this proffer.
- d) The Applicant will remove the existing gravel entrance and driveway serving Tax Map 48-1 ((5)) 1 and construct a new driveway for proposed Lot 10, as shown on Sheet 2, prior to issuance of the first Residential Use Permit (RUP). Any dwelling on Lot 10 will be accessed via a driveway onto Sutton Road.
- e) As a condition of subdivision plan approval or upon demand by Fairfax County or the Virginia Department of Transportation ("VDOT"), whichever occurs first, the Applicant shall dedicate and convey, without encumbrances and in fee simple, to the Board of Supervisors, right-of-way along Courthouse Road (Rt. 673) such that the half-section, as measured from the centerline, shall equal 43.5 feet. Additionally, the Applicant shall dedicate and convey, without encumbrances and in fee simple, to the Board of Supervisors, right-of-way along Sutton Road (Rt. 701) such that the half-section, as measured from the centerline, shall equal 45.0 feet. The ROW dedication shall be provided as generally shown on the GDP, subject to the approval of VDOT and the Fairfax County Department of Public Works and Environmental Services ("DPWES") and Fairfax County Department of Transportation ("FCDOT").
- f) At the time of subdivision plan approval, the Applicant shall dedicate and convey an internal public street, without encumbrances and in fee simple, to the Board of Supervisors, as generally shown on the GDP. The Applicant shall construct this public street with a 50-foot wide ROW, a minimum pavement radius in the cul de sac of 45 feet, curb and gutter, 5-foot wide sidewalks, and buffer strips, in accordance with VDOT public street standards. This public street is subject to review and approval of VDOT and DPWES.
- g) Prior to issuance of the first RUP, the Applicant shall provide a 6-foot wide asphalt walkway along the subject property's Courthouse Road frontage and along Sutton Road, as generally shown on the GDP. The trail shall be located within the Courthouse Road and Sutton Road right-of-way and shall be subject to approval by VDOT and FCDOT.
- h) Prior to issuance of the first RUP, the Applicant shall provide additional asphalt along the subject property's Courthouse Road, as generally shown on the GDP, to accommodate an on road bicycle lane. The on road bicycle lane shall be located within the Courthouse Road right-of-way and shall be subject to approval by VDOT and FCDOT.
- i) At time of issuance of the first building permit, the Applicant will provide to Fairfax County an escrow of \$2,460.78 for the cost of the construction of a 5 foot sidewalk along the property's Sutton Road frontage, by others. This proffer shall not preclude the construction of the 6-foot wide asphalt walkway along Sutton Road as required per proffer 3g. In the event this escrow is not used for the construction of a 5 foot sidewalk along the property's Sutton Road frontage within ten years from the date it was posted, this amount and any associated interest shall be used by Fairfax County for pedestrian improvements within the Providence District upon consultation with the Providence District Supervisor.
- j) At time of issuance of the first building permit, the Applicant will provide to Fairfax County an escrow of \$7,922.44 for the cost of the construction of curb and gutter and pavement

along the property's Sutton Road frontage, by others. In the event this escrow is not used for the construction of curb and gutter and pavement along the property's Sutton Road frontage within ten years from the date it was posted, this amount and any associated interest shall be used by Fairfax County for frontage improvements within the Providence District upon consultation with the Providence District Supervisor.

4. Natural Landscaping

- a) The first submission of the subdivision plan and all subsequent plan submissions shall include a landscape plan and specifications, for review and approval by the Urban Forest Management Division (UFMD). The landscape plan and specifications shall incorporate techniques designed to reduce maintenance requirements; and contribute to a cleaner and healthier environment with improve air quality, water quality, stormwater management, and resource conservation capabilities that can be provided by trees and other desirable vegetation:
 - Reduce turf areas to minimize mowing operations and the resulting air pollution.
 Turf shall cover no more than 75% of the pervious area of each lot. Mulched planting beds incorporating groups of trees and other plants shall be used to provide a root zone environment more favorable to trees and shrubs.
 - Plant trees in areas to contribute to energy conservation for the dwelling on each lot where possible, as depicted in Plate 4-12 of the Public Facilities Manual (PFM).
 - Provide a diverse selection of native and non-invasive plants to reduce the need for supplemental watering, and the use of chemical fertilizers, herbicides, and chemical control of insects and diseases.
 - Landscaping implemented with the subdivision plan may be made up of groups of non-invasive trees including larger, overstory type trees (category III and IV, as listed in PFM Table 12.17) together with smaller understory type trees (Category II). In this application, it is acceptable for the 10-year projected canopies of overstory trees to overlap the canopies of understory trees, as may occur in a multi-layered wooded environment.
 - Inspection of mulch beds for conformance with the approved subdivision plan shall be conducted by the Fairfax County Site Inspector and/or Urban Forest Management Division at the time that the Residential Use Permit is issued for each dwelling. After mulch areas have been accepted, they shall become the responsibility of the homeowner who shall not be precluded from managing or planting these areas according to their preference.
 - The Applicant shall reserve the right to modify the location and species of trees at time of final subdivision plan subject to final engineering and approval by Urban Forest Management Division.

5. Tree Preservation

<u>Tree Preservation</u>: The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent subdivision plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 12 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of

Arboriculture) located within 25 feet to either side of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the RZ and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

<u>Tree Appraisal.</u> The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 12 inches in diameter or greater located on the Application Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective subdivision plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the respective subdivision plan approvals, the Applicant shall post a cash bond or a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the paragraph above (the "Bonded Trees") that die or are dying due to unauthorized construction activities. The letter of credit or cash deposit shall be equal to 50% of the replacement value of the Bonded Trees, not to exceed \$50,000, regardless of that amount shown on the Subdivision Plan. In the event this letter of credit or cash bond is depleted prior to bond release, the Applicant will replace this with another letter of credit or cash deposit equal to 50% of the replacement value of the Bonded Trees, not to exceed \$50,000, regardless of that amount shown on the Subdivision Plan. At any time prior to final bond release for the improvements on the Application Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed or are determined to be dying by UFMD due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Application Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.

Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

The Applicant shall notify the Providence District Supervisors Office and contiguous property owners, via certified mail, one week prior to the date of the pre-construction meeting. The owner(s) may attend this meeting and bring their own arborist, if desired. If agreed to by UFMD and owner(s) arborist, the Applicant shall incorporate owner(s) arborist recommendation(s) pertaining to the tree clearing along common property lines.

Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the RZ, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the RZ, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.

Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.

Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

<u>Demolition of Existing Structures</u>. The demolition of all existing features and structures within areas protected by the limits of clearing and grading areas shown on the RZ shall be done by hand without heavy equipment and conducted in a manner that does not impact individual trees and/or groups of trees that are to be preserved as reviewed and approved by the UFMD, DPWES.

Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

Tree Preservation Easement

At the time of recordation of the subdivision plat, the Applicant shall record a Tree Preservation Easement running to the benefit of Fairfax County, in a form reviewed by UFMD and approved by the County Attorney, over the tree save areas shown on the GDP. The Tree Preservation Easement shall prohibit removal of any trees in the easement areas except those which are dead, dying, diseased, or hazardous, or as necessary for construction of an accessory use or possible additions to the proposed dwelling or existing dwellings shown on the subdivision plan. The deed for each lot shall contain clear language delineating the Tree Preservation Easement and the restrictions within those areas. The property plats shall also delineate and label the Tree Preservation Easement on each lot. Restrictions within tree preservation easements shall include the protection of understory trees, shrubs and groundcovers, woody debris, leaf litter and soil conditions present at the time of subdivision plan submission.

The Applicant shall convey forested area and tree management information prepared to satisfy Tree Preservation Plan requirements to the purchaser of each lot at the time the RUP is issued. Information shall include data collected for the Tree Inventory, updated to note completion of tree preservation activities required by the Tree Preservation Plan approved with the subdivision plan, and any additional work performed for preservation and/or maintenance in Tree Preservation Easements. This shall be provided to all prospective homeowners in a disclosure memorandum prior to entering into a contract of sale, included in the Homeowner's Association documents, and included as a covenant in the deed of subdivision. Transfer of information shall be verified by a notice of receipt signed by the property buyer.

6. Storm Water Management

- a) If approved by SDID, Stormwater Management and Best Management Practices (BMP's) shall be accomplished through the provision of a Gravel Aggregate Infiltration Trench, stackable modular plastic underground stormwater management system and/or chambers as generally shown on Sheets 2 and 7-7B of the GDP and in accordance with the requirements of the Fairfax County Public Facilities Manual (PFM) or any approved modifications and/or waivers. Maintenance access will be provided as shown on the GDP. The size and location of the facilities may be subject to final modifications based on final engineering provided it is in substantial conformance with the GDP. The stormwater facility shall be designed to meet the adequate outfall requirements as outlined in the PFM.
- b) The homeowners of the lots within the Application Property shall be responsible for implementing the maintenance contract and funding mechanism to provide maintenance for the proposed stormwater facilities. The maintenance responsibilities and funding mechanisms for the lots within the Application Property will be outlined in the Homeowner's Association documents as well as in a disclosure memorandum for any contract for sale

- c) Prior to bond release, the Applicant shall contribute \$5,000 to the Homeowner's Association for the subject property for use in maintaining the proposed stormwater facility.
- d) After establishing the HOA pursuant to these proffers, the Applicant shall provide the HOA with written materials describing proper maintenance of the stormwater facilities in accordance with the PFM and County guidelines.

7. Contributions

- a) At the time of issuance of the first Building Permit, the Applicant shall contribute \$21,432 to the Fairfax County Board of Supervisors for use for parks and recreational facilities in the Providence District upon consultation with the Providence District Supervisor and Fairfax County Park Authority
- b) At the time of issuance of the first Building Permit, Applicant shall contribute \$43,300 to the Board of Supervisors for capital improvements to the public schools that encompass this area at the time of Building Permit approval. Said contribution shall be deposited with SDID for transfer to Fairfax County Public Schools. Following approval of this Application and prior to the Applicant's payment of the amounts set forth in this Proffer, if Fairfax County should increase the ratio of students per single-family detached unit or the amount of the contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the Applicant shall provide the greater of the two amounts. Prior to beginning construction of the proposed development, the Applicant shall notify the Fairfax County Public Schools of the intended construction and anticipated completion date.

Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in Proffer 7b, if Fairfax County should increase the ratio of students per unit or the amount of contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then-current ratio and/or contribution.

- c) Prior to the issuance of the first Building Permit, the Applicant shall contribute to the Fairfax County Housing Trust Fund a sum equal to one-half of one percent (0.5%) of the value of all new units constructed on the property (8 units). The percentage shall be based on the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units. The projected sales price shall be as determined by the Department of Housing and Community Development (HCD) in consultation with the Applicant to assist the County in its goal to provide affordable dwellings.
 - d) At the time of issuance of the first building permit, the Applicant shall contribute \$3,000 to Nottoway Nights.

8. Escalation in Contribution Amounts

For all proffers specifying contribution amounts or budgets for operational expenses, the contribution and/or budget amount shall escalate on a yearly basis from the base year of 2014 and change effective each January 1 thereafter, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U"), both as permitted by Virginia State Code Section 15.2-2303.3.

9. Architecture

The design and architecture of the approved units shall be in substantial conformance with the illustrative elevations contained in the GDP, or of comparable quality. The Applicant reserves the right to use an alternative product than what is shown on the illustrative elevations provided it is consistent with the illustrative elevations. The exterior facades of the new homes constructed on the site shall be covered, at a minimum, with masonry (cultured stone, stone or brick) from finished grade to first floor on all four sides. Masonry and/or cementitious siding (e.g., HardiPlank by James Hardie Building Products), or a combination thereof shall be applied from the first floor to the roof line. The Applicant shall not place any AC/HVAC units in the northern side yard of proposed Lots 1 and 9, which are visible from Courthouse Road. This restriction on Lots 1 and 9 shall only apply to any new dwelling. All units shall be limited to a maximum of thirty-five (35) feet in height as measured in the Fairfax County Zoning Ordinance.

The side and rear façade treatments on Lots 1 and 9, which face the adjacent public street, shall contain a similar façade treatment to that shown on the front of Lots 1 and 9. This restriction shall only apply to any new house constructed on Lots 1 and 9.

10. Green Building

Any new dwelling unit constructed shall provide certification in accordance with the National Green Building Standard (NGBS) using the ENERGY STAR® (version 3.0) Qualified Homes path for energy performance, as demonstrated through documentation submitted to the Environment and Development review Branch of the DPZ and from a home energy rater certified through the Home Innovation Research Labs that demonstrates that each dwelling unit has attained the certification prior to the issuance of the Residential Use Permit ("RUP") for each dwelling;

11. Lighting and Signs

- a) All exterior lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.
- b) No temporary signs (including "Popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on or off-site by the Applicant or at the Applicant's direction to assist in the initial marketing and sale of homes on the Property. Furthermore, the Applicant shall direct its agents and employees involved in marketing and/or home sales for the Property to adhere to this Proffer.

13. Universal Design

At the time of initial purchase, the following Universal Design options shall be offered to each purchaser at no additional cost: step-less entry from the garage to house or into the front door, main doors on 1st floor level 36" wide, lever door handles instead of knobs, light switches 44"-48" high, thermostats a maximum of 48" high, and/or electrical outlets a minimum of 18" high.

At the time of initial purchase, additional Universal Design options shall be offered to each purchaser at the purchaser's sole cost. These additional options may include, but not be limited to, first floor bedroom and 1st floor bathroom, clear space under the kitchen counters, curb less shower (or shower with a curb of less than 4.5" high), five foot turning radius near 1st floor bathroom commode, grab bars in 1st floor bathroom that are ADA compliant, 1st floor bathroom console sink in lieu of cabinet style vanity.

14. Other

- a) During development of the subject site, the telephone number of the site superintendent that shall be present on-site during construction shall be provided to the Providence District Supervisor's Office.
- b) Outdoor construction activity shall be limited to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday and 8:00 a.m. and 5:00 p.m. on Saturdays. No outdoor construction activities shall be permitted on Sundays or on federal holidays. The site superintendent shall notify all employees and subcontractors of these hours of operation and shall ensure that the hours of operation are respected by all employees and subcontractors. Construction hours shall be posted on-site in both English and Spanish. This proffer applies to the original construction only and not to future additions and renovations by homeowners.
- c) The extension into the minimum required side and rear yards for open and roofed decks (to include but not limited to pergolas and hanging plant fixtures) shall be permitted in accordance with Section 2-412 of the Fairfax County Zoning Ordinance. Decks with lattice below or above the deck floor may extend into the minimum required side and rear yards as an open or roofed deck in accordance with Section 2-412 of the Zoning Ordinance. Restrictions placed on the location of open and roofed decks per Section 2-412 of the Zoning Ordinance shall be disclosed to all prospective homeowners as a disclosure memorandum prior to entering into a contract of sale, included in the Homeowner's Association documents, and included as a covenant in the deed of subdivision. In accordance with the Zoning Ordinance, any sunrooms or enclosed porches may not encroach into the minimum required setbacks as shown on Sheet 2 of the GDP. This shall be disclosed to all prospective homeowners as a disclosure memorandum prior to entering into a contract of sale, including in the Homeowner's Association documents and included as a covenant in the deed of subdivision.

Signatures:

Sekas Homes, Ltd., Applicant, Tax Map 48-1 ((1)) 65, 67, 68 and 48-1 ((5)) 1,
(lal) PM. Du
By: Yolk Hills, the
John P. Sekas, President
Summer Hill Estates, L/C., Title Owner of Tax Map Tax Map 48-1 ((1)) 65
By: Yorks Hels Mers
John P. Sekas, Manager
Chun Xi International, Ltd., Title Owner of Tax Map Tax Map 48-1 ((1)) 67
The state of the s
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Ву:
Chun Xi International, Ltd., Title Owner of Tax Map Tax Map 48-1 ((1)) 68
Ву:
Summer, Hill, Estates, L.C., Title Owner of Tax Map Tax Map 48-1 ((5)) 1
By: Well Hell My
By: YEM (FOR VO) John P. Sekas Manager
Julia F. Oekas Manager
Double Dollary Title Owner of Toy Man Tay Man 48 1 (/5)\ 4
Paul L. Bellamy, Title Owner of Tax Map Tax Map 48-1 ((5)) 4
By Bould Rollary, R. Paul L. Bellamy T.
BY Jan J. Killianny J.
Paul L. Bellamy 55c.
Lillian M. Ballamy, Title Owner of Tay Man Tay Man 48, 1 (Fift)
Lillian M. Bellamy, Title Owner of Tax Map Tax Map 48-1 ((5))*4
Jillien Mohellanny
Lillianl·M. Bellamy

By: John P. Sekas, President Summer Hill Estates, L.C., Title Owner of Tax Map Tax Map 48-1 ((1)) 6 By: John P. Sekas, Manager Chun Xi International, Ltd., Title Owner of Tax Map Tax Map 48-1 ((1)) By: HUNG, CHEN Summer Hill Estates, L.C. Title Owner of Tax Map Tax Map 48-1 ((5)) By: John P. Sekas, Manager Paul L. Bellamy, Title Owner of Tax Map Tax Map 48-1 ((5)) 4 By: Paul L. Bellamy Lillian M. Bellamy	•	Sekas Homes, Ltd., Applicant, Tax Map 48-1 ((1)) 65, 67, 68 and 48-1 (
Summer Hill Estates, L.C., Title Owner of Tax Map Tax Map 48-1 ((1)) 6 By: John P. Sekas, Manager Chun Xi International, Ltd., Title Owner of Tax Map Tax Map 48-1 ((1)) By: HUNG CHEN Summer Hill Estates, L.C. Title Owner of Tax Map Tax Map 48-1 ((5)) By: John P. Sekas, Manager Paul L. Bellamy, Title Owner of Tax Map Tax Map 48-1 ((5)) 4 By: Paul L. Bellamy	1	
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By: Paul L. Bellamy		John P. Sekas, Manager
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Lillian M. Bellamy, Title Owner of Tax Map Tax Map 48-1 ((5)) 4		Paul L. Bellamy
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		Lillian M. Bellamy

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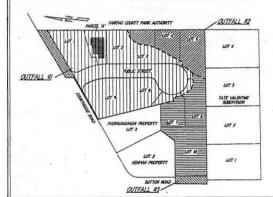
Virginia Runoff Raduction Method ReDevelopment Worksheet - v2.6 - June 2014	Drainage Area A		Channel and Flood Protection	0 2 E
Te be used w/ DRAFT 2013 BMP Standards and Specifications São Data	Andrew Annial and Second Second	Amit Balle Chelle Batte Totale Land Grory fir	Weighted CN 1-year 1-year storm 10-year	11((())) 3,53
The state of the s	Faces Court Speed (and) - productions, protected benefities	0.00 0.00 0.00 0.00 0.00 0.00	storm Adjusted CK Adjusted CK Adjusted Adjusted	884
Project Name: Summer HR Date: July 31, 2214	Managed Taf (jurne) - delasted, graded for yorks or offer had in he	3.06 0.00 0.00 0.70 0.70 0.25 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Adjusted Adjusted ON ON	- 65 g
The first office of the first o	phops (police)	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Target Rainfall Event (in) 2.70 1.20 5.20	100
	Apply Runoff Reduction Practices to Raduce	Trestment Volume & Post-Development Load in Drainage Area A	DAACN 90 62 63 54	282
Post-ReDevelopment Project & Land Cover Information Total Disturbed Arreage 3.79		Value has Annihing	Promptor	[F] \$ 2 E
<u> </u>	Card	Description of Could Grade (core) Procedured the Reduction (cf. Reduction (cf. Values (cf.)	Eliteracy (N) Proctors (los) Proctors	11 84
Arrial Public (protect) Topol Robal Cort (public) 155			DA ECH C MI/A RI/A RI/A	The state of the s
Promptions Delty (perful SS) Transport Reprise (Perful) SS (Reprise State	· In telephone II them the	Important street destring to Inflation Print standard standard Standard St.	25 5.00 5.00 5.00 5.00	1 1
		Selected desiring to information SNS count observe materials E.M. E.M.	25 0.00 0.00 0.00	ALE BIE
Pro-Audientegrand Land Cover print) A min & Baris & Baris & Baris Baris Court Description Long Server control days	2.b. indicator fil (form #1)	Proposed to the street of the	M 800 189 180 5.11	1
protection because a substantial form to be a	7 L Indicator III (See III)		p con tat car	-
The safe half is resultanged EM EM EM EM EM EM EM EM				1
	A CONTRACT OF THE PERSON OF TH	TOTAL REPRESIONA SOVER THEATED INC. 0.32		
Feel Radio subgrand Land Cover (street) A serie & balls C bade D belts Coule		TOTAL THAT AREA TREATED INT. 0.10		SPREADSHEET
Protection Agent (seem) - probabilities, protection of the SEE SEE SEE SEE SEE SEE SEE		TOTAL HOSPINGADUS ESMOVAL REGISMO ON SITE BAYO 131		F .
larged Tof power - Student, power to provide the power to provide or start following to the		TOTAL REMOVE PROMISE RESISTED PRACTICES IN D.A. A pays 111		
Ans Check Chart Chart Chart Chart Chart		SEE WATER QUALITY COUPLIANCE TAR FOR SITE COMPLIANCE CALCULATIONS	1-year storm 2-year storm 19-year storm	N Z
* * * * * * * * * * * * * * * * * * *	Virginia Runoff Reduction		# 1-year #form 10-year #form 10-year #form 10-year #form 12-year #form	III I
Transference			and the contract of the contra	8
Interpret Ed E.H E.H E.H E.H E.H	Site Data Summary		reinage Area A	11 12
***	Total Rainfall = 43 Inches		rainage Arra (actral) uned Raduction Volume (cf) 3.427	
Land Creek Sustaining Land Creek Sustaining Land Creek Sustaining Land Creek Sustaining Pass Substaining Pass Substaining Pass Substaining Pass Substaining Sustaining Creek Sustaining Sustaining Creek Sustaining Sustaining Creek Sustaining Sustaining Creek Sustaining Substaining Creek Sustaining Substaining Substaini	Site Land Cover Summery		rainige Aria S	E .
Femilibre Sees Green (Green) S.	and the second second second	A Soils B Soils C Soils D Soils Total X of Total		VRRM
	Forest (acres)	200 200 200 200 200 400		2
11 11 11	Turf (ecres)		Irainage Area C	
Section Sect	impervious (acres)	3.97 100.00	Limoff Raduction Volume (cf)	
Typerine Com (mars) 6 to 6.00			belgage Ares D	111
Companies Comp	Die Ry		zains pe Arsa (acres) 0.77 tanof Resuction Volume (cf) 0	
Table Bits Jones (serve) 5.55 5.32 (and the first firs	Fost Development Treatment Volume (ft*)	rear .		
too in the state of the state o	Post Development TP Load (fb/yr)		Trainage Area E Trainage Area (screet) 0.00	HILL
	Post Development TN Load (lb/yr) Total TP Load Reduction Required (lb/yr)	25.07	Srainage Area (acres) 0.00 Support Reduction Volume (cf) 0	1 70
Pro-Development Treatment Values (market) 9.1122 5.0271 (market) 0.0079 Volume (market)	Total TP Load Reduction Required (lb/yr)	175	Name of the last of Registrate practices in the selected drainage areas, the spreadsheet calculates on adjusted Ryamman and adjusted Curve Number.	1 - H
Tourism's Personal Production (Control of Control of Co				1 2 E
	Total Runoff Volume Reduction (ft*)	3427		田田
Pro-Development Land (FF) (Myr) 3.10 EAM Land (FF) (Myr) 3.60 Fred Development Land (FF) (Myr)	Total TP Load Reduction Achieved (lb/yr) Total TN Load Reduction Achieved (lb/yr)	15.61	Ch x0 35 70 77	I Z I S
Statut Land Gray Burger when to be recovered .	Adjusted Post Development TP Load (Ib/yr)	1.57	Managed Turf - disturbed, graded for yards or other turf to be Ama (scree) 0.00 0.00 0.00 74 80 0.00	SUMMER HI
land cours rive the personal land power demandation specie of the Course print Land 27% Power land and the Course properties are the Course personal for most improvious seems. The	Remaining Phosphorous Load Reduction (Lb/yr)		None	1 24 5
adjusted that arrowing to beneath and the Paul Androdopment The Local Republic for the State of the Indicated Regulated for State of the Indicated Regulated Indicated Regulated Indicated Regulated Indicated Regulated Indicated Regulated Indicated Indicate			Waighted CN S	S
minute registered by the over improving many to result to low. International load in any section in Comment.	Prainage Area Summary		1.11	
the contract of the contract o		DAA DAB DAC DAD DAE Total	Type Special Control Spe	III
(Particularies Lead (N), N/1) 22.14 Particularies Lead (N), N/1 31.25	Forest (acres)	0.00 0.00 0.00 0.00 0.00		III
	Turf (acres)	0.75 0.86 0.39 0.66 0.00 2.61 0.92 0.31 0.00 0.06 0.00 1.29		Illuria in the same of the sam
	Impervious (acres)	190		DATE
				IIIIII B
	Drainage Area Compliance Summary			1
		DAA DAB DAE DAD DAE Total		APP A
	TP Load Red. (Ru/yr)	2.21 0.00 0.00 0.00 0.00 2.21 15.51 0.00 0.00 0.00 0.00 15.61		11-11-12-12
	TN Load Red. (Ib/yr)	1 15 15 15 15 15 15 15 15 15 15 15 15 15		F 25
10				11-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1
	Drainage Area A Summary	and the second second		
	Land Cover Summary			USHET GWGES GWGES CUMGES UNMARES UNMARES UNMARES UNMARES UNMARES
1				B 8
	Found (Screet)			图 图 图
	Forest (acres) Turf (acres)	0.00 0.00 0.00 0.70 0.70 41.21		5553
	Impervious (acres)	0.00 0.00 0.00 0.92 0.91 36.79		- churz 5
9				TEN TO SEE
	SMP Selections			10774 18
95	Practice	Credit Area (acres) Downstram		ENTE P
		Fractice		<u> 경취정되 1명 </u>
	7.b. infiltration #2 (Spec #5)	Impervious: 0.52		OTHER THAN THE REVIS
		Turf 0.7 (Pervious):		I HEREBY CERTIFY TH OTHER THAN THE REVIS SHOWN HEREON, NO OT CHANGES HAVE BEEN TO
	Total Impervious Cover Treated (acres)	0.52		THE OF THE
	Total Turf Area Treated (acres) Total TP Load Reduction Achieved in D.A. A (Ib			1 to
S 2 2 5 W	Total TN Load Reduction Achieved in D.A. A (Ib		*	MANHEW I MARSHAI
Site Results	- h			the jobertup
	Take appears to the second			1 10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
DAA DAB DAG DAD	DA.E AREA CHEC	CK		STEVENSON STEVENSON
IMPERVIOUS COVER	0.00 0.00 OK.			JUNE 2
TURF AREA 0 70 0.86 0.39 TURF AREA TREATED 0.70 0.00 0.00	6.64 0.00 CM.		FOR INFORMATIONAL PURPOSES ONLY!	AS NOTED
AREA CHECK OIL OIL CIL CIL	OIL		THE WICKSHATTEN PROPERTY ON THIS SUFFET IS FOR WICKSHATTEN PURPOSES ON Y. THE FINAL DESIGN OF THE STORISHATER	
			THE INFORMATION PROVIDED ON THIS SHEET IS FOR INFORMATION PURPOSES ONLY. THE FINAL DESIGN OF THE STORMATER PRANCEIDENTRIEST PRINCIPLES FACILITY INLL OCUR AT TIME OF PINAL SERDIVISION PLAN. THE INFORMATION PROPOSED THE OCUR SERVICE THE REGIST TO THE ADDRESS AND THE INFORMATION AND THE POST OCCUPANT OF REGIST OF THE ADDRESS AND THE PROPOSED AND THE POST OCCUPANT OF PROPINED WITH THE PROPOSED THE FACE PROPOSED FAMILY.	SHEET 7B 7
Phosphorous			SHOWN HEREON IS APPROXIMATE. THE APPLICANT RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO THIS INFORMATION AND THE DESIGN WITHOUT THE NEED FOR A PROFFER CONDITION AMENDMENT OR PROFFER INTERPRETATION, PROVIDED IT IS IN	at 7
TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED [LEMBAR] 1.75	* * * **	*	ACCORDANCE HITH THE PUBLIC FACILITIES MANUAL	DATE: HARCH, 2014 DRAFT: CHE
NUMBER REDUCTION (cf) 3427	41			DRAFTI CHE KITIA CHTI FILE NUMBER 13047-1-0-33 RZ 204-PR-
PHOSPHOROUS LOAD REDUCTION ACHIEVED [LB/FR] 3.31	0.2012		CER CUEFFE TA FOR PRANIES AREA MADE A CLIM COMPUTATIONS	FILE NUMBER
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) \$M/Y) 1.87		and the second s	SEE SHEET TA FOR DRAINAGE AREA MAPS 4 SWM COMPUTATIONS	130-77-1-0-3B
MEMAINING PHOSPHOROUS LOAD AUDUCTION (LETT) NEEDED CONDRATULATIONS II YOU EXCEPCED THE TARGET MEDICTION BY 3.5 L				

HATER QUALITY/BYP & POST DEVELOPED AREAS HATERSED MORNITUM SUBJECT DESIGNATION AND DESCRIPTION RON ACRES HATON DA "4" - DEVELOPED NY CONTROLS (LT.# TO CUTTALL #) 147 DA "I" - DEVELOPED MOUT CONTROLS (COTTALL #) DA " - DEVELOPED HOUT CONTROLS (CUITALL IS) 0.39 DA D' - DEVELOPED HOUT CONTROLS (CUTTALL AL) 47 077

FRONTAGE DEDICATION EXCLUDED FROM DEVELOPMENT AREA

AREA DESCRIPTION

ACRES RON HATON PREDEVELOPED SITE AREA TO OUTFALL # 20 10 PREDEVELOPED SITE AREA TO OUTFALL 42 259 60 PREDIVED OPED SITE AREA TO CUITALL BY 0.09 ΔJ FRONTAGE DEDIKATION ENGLIDED FROM DEVELOPMENT AREA 0.20 PREDEVELOPED DRAINAGE AREA MAP 19=100



SOILS MAP

SOIL INFORMATION PROBLEM CLASS POUNDATION DRAINAGE POTENTIAL SOIL GROUP
IND GOOD HIGH B
IND GOOD GOOD HIGH D SOIL NAME GLENELG SILT LOAM

IO YEAR RUNDET VOLUME COMPUTATION FOR ITELE

PER CHAPTER 8 - VIRGINA SHE HUNDEDOX VOLUME II

LO TEAR RUNDED LOTHIN (9) FOR PLANKA CORNET SIZ N

2. SOLIS SOLUMING TO THE ARE METORICODE ONE GROUPS SIX FOR SOLIS HAP)

3. ALBERTER FOR FOR PROMINED AREA TO THE 1 SHE YEAR SPEAKSHEET

4. TOTAL CONTROLLED DRAINGE AREA TO THE 1.53 ACRES

5. - (LOCORTO). Do. (COLOR). 0.0 (100 - 101 - 103 ACRES

5. - (LOCORTO). Do. (COLOR). 0.0 (100 - 103 ACRES

6. RUNDET 0.0 ((M-32)-32/(9) + .83) o ((SS. - 3/(100))-72/(103 + .61/(10))). 0.46 ACRES

7. RIKRET VOLUME: - AREA-RUNDED 0.16 AC (8.8 NO) TOTAL N). 0.46 ACRES

1. RIKRET VOLUME: - AREA-RUNDED 0.16 AC (8.8 NO) TOTAL N). 0.46 ACRES

1. RIKRET VOLUME: - AREA-RUNDED 0.16 AC (8.8 NO) TOTAL N). 0.46 ACRES

1. RIKRET VOLUME: - AREA-RUNDED 0.16 ACRES

1. RIKRET VOLUME: - AREA-RUND

VOLUME IS MORE THAN VOLUME (3,606 CF) RECURED FOR INFILTRATION TRENCH HATER CAULITY TREATHONT (SEE VERM SPREADSHEET); THEREFORE, STORAGE HILL BE PROVIDED FOR THE HATER QUALITY TREATHONT VOLUME.

402.00 PROP. 500 -395.00 FILTER FABRIC - I' MIN. FILTER . R-TANK MAINTENANCE PORT FRANTORING HELL (TYP.) T.O HEAVY DUTY R-TANK PENTA MODULES SOLID HOPE PEEDER PIPE, INV. - 1389 (CONNECTION & PANHAZE DETAILS TO BE PROVIDED HITH SD PLAN) - 6' GEW SWD 357.13 NO GROUNDHATER TO ELEY. CROSS SECTION A-A SEE PLATE 4-4 FOR I.T. & FILTER

39

105

INFILTRATION TRENCH DESIGN CALCULATIONS OUTLOT A (I.T.-I.)

HITTEL PRAINTY INFORMAT MEDICAL CALCULATIONS WILLOW A (I.L.

ALBITED ROY MULES BASED ON VARI SPREMBERT;
IT ROY NO. 65, 3-78 ROY - 63, 6-74 ROY - 63

INFLIGHTATION ART EXTENSIVE AND STATES OF THE STA

TRIBULIAREA - 3 (ME E TO ANTICATION - 15 - 25/7) NORE TA S NORE(23 FTAR).

THIS, 0.5(23.5) - 0.35 FTAR - 3.57 NORE TA S NORE(23 FTAR).

THIS, 0.5(23.5) - 0.35 FTAR - 3.57 NORE TA S NORE(23 FTAR).

THIS, 0.5(23.5) - 0.35 FTAR - 3.57 NORE TA S NORE(23 FTAR).

THIS OF THE TO DANK HE DECEMBER OF ME 16.58 - (16.58 FTAR).

THE FOR INTERTATION FACILITY OF DETTY, RAPPET OF SHOOT SHOULD BE AND FTAR (SEE ADORE).

DEPTH OF FACILITY - 1.05 THE TO SETTY, THE OF SHOOT SHOOT SHOW HE AND THE VOICE OF DATE OF DATE OF THE TO SETTY. AND TO SHOOT SHOW HE THE SHOOT SHOW HE THE SHOOT SHOW HE TO SHOOT SHOW HE TO SHOOT SHOOT SHOW HE THE SHOOT SHOW HE SHOULD S

T = (18 TRESPICASE FIRM) - 8 ROUS (FAX & ROUS REAL ROW TO HOW NO TO FERRE FIR RETAIN OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE CONTROLLED DRAINGE AREA TO LT. # = 152 AC, ADASTED ROWS P = 3.7 M FOR 1-TDAY, 24 KDA STORT POPENTY OF THE PROPERTY OF THE PROPERT

** HEAT DUTY R-TAK INCLRATOR STSTEM - VOD RATO - 98 II

2-TEAR CONTROL TO MANUEL REAR TO LT. # - 182 AC, ADJASTED ROMES

2-TEAR ON-SITE CONTROLLED DRANGE AREA TO LT. # - 182 AC, ADJASTED ROMES

2-TEAR TOTAL CONTROLLED DRANGE AREA TO LT. # - 182 AC, ADJASTED ROMES

P - 32 N FOR 2-TEAR PARKET AND LT. # - 182 AC, ADJASTED ROMES

P - 32 N FOR 2-TEAR PARKET AND LT. # - 182 AC, ADJASTED ROMES

P - 32 N FOR 2-TEAR RATER PARKET AND LT. # - 182 AC, ADJASTED ROMES

2-TEAR RATER VILLIE - AREA RESERT O - 163 AC ((6) NRI FITTOR NR) - 2017 AC-FT - 943 CF

AN INSTRUMENT AND THOM TO TROUB DESCRIPTION TO 3-TEAR REMOTE VALUE

2-TEAR STORAGE VILLIE RESEMBLED THE ACT OF STORAGE

2-TEAR STORAGE VILLIE RESEMBLED THE AT TROUB DATTOR - 500 STORAGE

STORAGE DETIN - 17 (FELLINITION AT TROUB DATTOR - 500 STORAGE DETIN - 17 (FELLINITION AT TROUB DATTOR - 500 STORAGE DETIN - 17 (FELLINITION AT TROUB DATTOR - 500 STORAGE DETIN - 17 (FELLINITION AT TROUB DATTOR - 500 STORAGE DETIN - 17 (FELLINITION AT TROUB DATTOR - 500 STORAGE DETIN - 17 (FELLINITION AT TROUB DATTOR - 500 STORAGE DETIN - 180 STORAGE

IN-TEAR CONTRIBUTION STATEMENT STATEMENT OF STATEMENT OF

SUMMARY TOTAL CONTROLLED AREA DURING THE I-YEAR STORM = 142 AC, RO-HAD TOTAL CONTROLLED AREA DURING THE 3-YEAR STORM = 162 AC, RO-HAD TOTAL CONTROLLED AREA DURING THE 8-YEAR STORM = 162 AC, RO-HAD TOTAL CONTROLLED AREA DURING THE 8-YEAR STORM = 1620 AC, RO-HAD STORM = 1620 PROFECTION COMPUTATIONS ON THIS SHEET OVERLAND RELIEF

FOR FULLY CLOSSED TRENCH SYSTEM
RATIONAL PORTULA: G - CYCLA
I - S mh, log - 924 W/r., A-1,62 Acres, C-0,66, CI-1,25 300 - (125 XOLK X THIX (62) - B.S CTS

HER EQUITION 0 - CLH^{3/2} 0.5 CTS - (3/40')H ^{3/2} H - 0.22' (400.23) BU TEAR PORDING DEPTH - 0.75, BU TEAR HEE - 400.25

1. 2 & 10 TR. RUNGEF VOLUME COMP. (EX. FORESTED CONDITION)
RES CHIPTER 8 - VISION SHE HANGOOK VOLUME 8
L BANKAL LEVENT (6) DOR PHINGE COSIT! 7 2 10 (1 TR.), 3.3 IN (7 TR.), 5.2 IN (0 TR.)
2. SOLS GRAINING TO CUTTALL ARE HODROLOGIC SOL GROUP 10 * 10"
(GLIPILE - 10", HARTON-EDULGE - 10"), 5.5 THIS SHEET TRES SOLS FAMP)
3. HEIGHTED RON FOR GOOD FORESTED CONTITION FOR SOL GROUP 10" 1 "10" - 75
(10.27 AC SOL) GROUP 10" RAPINONS, 3.6 AC SOL GROUP 10" RON-177)
4. TOTAL DEVELOPMENT AREA OF SITE - 3.90 ACRES
5. 5. (KORON-10") — (70.20") — 10" - 3.70"

TEAR: RENOTE 0 = $((P-25)^2)/(P+.85) = ((2.7 - 2(3.20)^2)/(2.7 + .8(3.20)) = 0.81 M$ RENOTE VOLUTE = VI = AREARLMORE 0 = 3.90 AC = (0.81 M) FIZZ M) = 0.242 AC-FT

2 TEAR: 6. RUNDEF 0 = ((P-25)*2)M(P + .85) = ((3.2 - 2(3.20))*2)M(3.2 + .8(3.20)) = LM BH 7. RUNDEF VOLUTE = VI = AREMPUNDEF 0 = 3.40 AC = (1.M IN/1 FT/12 IH)) = 0.370 AC-FT

10 YEAR: 6. RINGEF O = ((P-25)*2)/(P + .05) = ((52 - 2(3.20))*2)/(52 + .0(3.20)) = 2.63 M 7. RINGEF VOLUME = VI = AREARINGEF O = 3.40 AC = (2.63 NY; FT72 NY)) = 0.07; AC-FT

2 \$ 10 YR. RUNOFF VOLUME COMP. (DEVELOPED)

PR CHIPTES - VIRGINA SHI IMMEDOX VOLUTE II

I. RAINFALL DETTI (P) POR FAIRFAX COUNTY - 2.7 IN (1 YR), 3.2 IN (2 YR), 5.2 IN (10 YR)

2. SOLIS DRAINING TO CUTTALL ARE HYDRACOCK SOLI GROUP "2" 4" 1" 0"

(GLDIELG - "2", MIEATON-GLDIELG - "0"; SEE THIS SHEET FOR SOLIS HAP)

I YEAR.

1 TEAR .

1 AGAINTED ROW FOR SITE FOR SOL GROUPS '0' 4' 70' - 86.4

(562 WORT SPECIALISETT) SITE - \$10 ACRES
5 = (5000000) + 0 = (50000000) - 0 = 2.72

5 = (5000000) + 0 = (50000000) - 0 = 2.72

6 REMET G = ((7-25)^2)/(7 + .63) = ((7 - .2)^2)/(7)/(7 + .62^2)) - LE RI

7 REMET FOLUSE = W = ARRAMENTER G = 1.00 K = (LE ROY FITO ROW) - 0.34 AC-FT

2 TEAR!
3. ADJUSTED RON FOR SITE FOR SOIL GROUPS 'B' | 'D' = 81.8

(SEE MOST PREMISSEET)

1. TOTAL DEPENDENT AREA OF SITE - 3.40 ACRES

5. \$ - (0000001) - 0 - (0000001) + 0 - 2.22

5. \$ - (00000001) - 0 - (00000001) + 0 - 2.22

5. \$ ACRES (- ((7-25)^2)/(7 + 0.5) + ((3 - 2,722))^2)/(3.2 + 0.722)) - 0.55 AC-FT

7. \$ REACES (AUDIC = 'N' - AREASTRAFO - 3.50 AC * (0.20 M) FT/20 M)) + 0.45 AC-FT

8 TEAN

1 ALASTED RON FOR SITE FOR SOIL GRAPE 18 (10) - 822

(SIE VRRH SPREADMENT)

1 TOTAL DEVELOPMENT AREA OF SITE - 3.00 ACRES

1 TOTAL DEVELOPMENT AREA OF SITE - 3.00 ACRES

1 TOTAL DEVELOPMENT AREA OF SITE - 3.00 ACRES

1 REPORT OF ((17-20) 74/07 + 83) - ((13 - 2(21)) 71)/(5 + 8/217)) - 3.20 H

1 REPORT OF ((17-20) 74/07 + 83) - ((13 - 2(21)) 71)/(5 + 8/217)) - 1.00 AC-FT

1 REPORT OF ((17-20) 74/07 + 83) - ((13 - 2(21)) 71)/(5 + 8/217)) - 1.00 AC-FT

1 REPORT OF ((17-20) 74/07 + 83) - ((13 - 2(21)) 71)/(5 + 8/217)) - 1.00 AC-FT

1 REPORT OF ((17-20) 74/07 + 83) - ((13 - 2(21)) 71)/(5 + 8/217)) - 1.00 AC-FT

1 REPORT OF ((17-20) 74/07 + 83) - ((13 - 2(21)) 71)/(5 + 8/217)) - 1.00 ACRES

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1 REPORT OF ((17-20) 74/07 + 83) - ((13 - 2(21)) 71)/(5 + 8/217)) - 1.00 ACRES

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1 REPORT OF ((13 - 2(21)) 71/(5 + 8/217) - 1.00 ACRES

1 REPORT OF ((13 - 2(21))

DETACTION REGULETO FOR CHANNE & FLOOR PROTECTION PER CODE SECTION D4-4-4/b)(3 to 4 (c)(4)):

RI - (1 - (VINN)) + 100

I YEAR: RI - (1 - (0.262/0.361)) + 100 - 271 2 YEAR: RI • (1 - (0370/0.4%)) • 100 • 251

10 YEAR: RI - (I - (0.871/1.045)) + 100 - 151

SEE DETENTION RELEASE RATES - OUTFALL IN COMPUTATIONS ON THIS SHEET FOR REDUCTION.

POST DEVELOPMENT SITE CONDITIONS - OUTFALL MI

DETENTION RELEASE RATES - OUTFALL #16

PRODUCTION STE CONTROL IN.
DISTING OBITE AREA DRAINING TO COTTALL IN.
USEE PRODUCTION COMMAC AREA FAMILIES SEET; HA
AREA - 2.0 A.C., TE - 6.0 R. R.O.D. A.

NOTE AND DRAWG OF INCONTROLLED TO COTALL IN WEITHAID REDGO IN (AS ACCO-STEE) PROMISE SETENTO THE [3 10 THAN STORM POWERS FOR THE CONTROLLED AND TOTAL POST DRAWAGE OF-STE AREA - 2.P. AC INSEC FROM DEVELOPMENT DRAWAGE AREA PHAPTISES SMETT/M UNCONTROLLED AND A LITTAL PLAY THE SMETT/M UNCONTROLLED AND A LITTAL PLAY TO - 4.B. FIR. I TEAR STORM (ZIT REDUCTION REDURED, SEE COTP. THIS SEET) RON- N., Te+ G.E. IR. A+ 2.42 AC (TROT TR-66 RESULTS) Q+ 2.37 CT = 1.07 - 1.73 CTS

2 YEAR STORM (251 REDUCTION REDURED, SEE COPP. THIS SHEET)
RON- 76, To- 0.8 HR, A- 2.40 KC (FROM TR-55 RESULTS)
Q- 3.40 CF3 + 0.75 - 255 CF5

D TEAR STORM (BE REDUCTION REGURED, SEE COPP. THIS SHEET)
ROLL NO, TO- GIB HR, A- 2.G AC (FROM TR-56 RESULTS)
D- LIM CTS I GIB - EAB CTS

OBSTE AREA DRAINS OF INCOMPALIED TO OUTFALL ST RAINET DECINICIES IN A ICH-CONSTITATED SEET FLON INSEE BYP I POST DEVELOPMENT FAR, THE SEET IN INCOMPALIED AREA - D.S. AC, ROS. TA, TO OUT

1 TEAR STORY

ROLL BY THE BOM NR, A- LIT AC (FROIT TR-60 RESULTS)

O- LIA CTS | REDUCED PRESUMENTS - LIT CTS

FOUNDES: 4 TRADE PROTECTION RESULTION PROVIDED PER CADE SECTION D444-43/(3): 1 (c)(4):

**GUNNEL 4 TRADE PROTECTION RESULTION PROVIDED PER CADE SECTION D444-53/(3): 1 (c)(4):

**GUNNEL 4 TRADE PROTECTION RESULTION PROVIDED PER CADE SECTION D444-53/(3): 1 (c)(4):

**GUNNEL 4 TRADE PROTECTION RESULTION PROVIDED PER CADE SECTION D444-53/(3): 1 (c)(4):

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**GUNNEL 5 TRADE PROTECTION RESULTION PROVIDED PER CADE SECTION D444-53/(3): 1 (c)(4):

**GUNNEL 6 TRADE PROTECTION RESULTION PROVIDED PER CADE SECTION D444-53/(3): 1 (c)(4):

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**GUNNEL 6 TRADE PROVIDED PER CADE SECTION D445-53/(3): 1 (c)(4):

**GUNNEL 6 TRADE PROVIDED PER CADE SECTION D45/(6): 1 (c)(4):

**GUNNEL 6 T

2 TEAR STORM RCH- ED, To- EM-HR, A- LIT AC (FROM TR-AS RESALTS) G- 12M COS 5 RETACED PREDEMENDED - 2.55 CPS GOUNDEL I FLOOD PROTECTION RESACTION PROVIDED PER CODE SECTION DAI-1-1(S)(S)+ 1 (C)(4)+1

IN THAN STORM
INCH BY, THE GAM HR, AN LIT AC (TROST THESE RESULTS)
ON 1.50 (AND 1 RESULTED PRESENTATION + AM COS
ON 1.50 (AND 1 RESULTED PRESENTATION PROVIDED PER CODE SECTION EN 4-4-(0)(2) & 1 (C)(4) H

DETENTION RELEASE RATES - OUTFALL #3: DETENTION RELEASE RATES - OUTFALL #2:

PREDEVILORENT SITE CONTINUE - CUTTALL IS PREDEVELOPMENT SITE CONDITIONS - CUTTALL ID-EXISTING CHISTE AREA DRAINING TO CUTTALL IS HISTE PREDEVELOPMENT MAP, THIS SHEETH AREA- OUT ACRES, To - OUT HR, ROH- 63 DUSTING OBSITE AREA DRAFING TO OUTFALL FO HISEI PREDEVELOPMENT HAP, THIS SHEET!! AREA-0.54 ACRES, To -0.8 HR, ROH-60.

2 YEAR STORM RON- MS, Te- 0.21 HR, A- 0.04 AC (FROM TR-55 RESULTS) O- LTZ CFS 2 YEAR STORM ROLL BO, TO DIE HR, AS DSA AC (TROM TR-56 RESULTS) OF LOW COS D TEM STORY ROL 81, To 0.5 KK, A 0.59 KC (TROY TR-S RESULTS) 0.26 075

IN TEAR STORM!
ROW AS, Tow QUE HR, Aw QUE AC (TROP! TR-56 RESULTS) POST DEVELOPMENT SITE CONDITIONS - CUTFALL IS

POST DEVILOPMENT SITE CONTINUES - OUTFALL IS CHISTE AREA DRAWNS OFF INCONTROLLED TO CUTTALL AS RINGED DECURREDS IN A KON-CONCENTRATED SKEET FLOM FAMMER FASEE BYP A POST DEVELOPMENT FAMY, THIS SKEET! UNCONTROLLED AREA = 0.72 AC, RON- 82, To- 0.29

2 TEAR STURM RON- 12, To- 0.21 HR, A- 0.22 AC (FROM TR-55 RESULTS) Q- 133 O'S (PREDEVELOPED - 1.72 O'S

2 YEAR STORM RON- N, To- DUT HR, A- DUR AC (FROM TR-55 RESULTS) O- DUS OFS (PREDEVELOPED - LOR OFS D TEAR STORM
RCN- 42, To- 0.21 HR, A= 0.72 AC (FROM TR-55 RESEATS)
Q- 2.85 CF3 (PREDEVELOPED = 3.67 CF3 D TEAR STORM
RON- N, To- D.IT IR, A- D.S. AC (FROM TR-55 RESULTS)
D- LM CTS (PREDEVELOPED - 2.4-CTS

FOR INFORMATIONAL PURPOSES ONLY!

Lets. THE MORE PLOTTING. LETS MAKENEY CALLELY
THE PROPERTIES PROVIDED OF THE STORTHAFTER
FUNDAMENTAL PROVIDED OF THE STORTHAFTER
FUNDAMENTAL PROVIDED THE SENIETT OF REPORT HILL OCCUR AT THE OF PAUL SEQUENCE HAN, THE WORKHAFTOR
FUNDAMENTAL PROPERTIES TO A PROPERTY CONTROL TO THAT A DESTRIPTION TO THE MORE PROTECTION
FOR HEAVEN OF A PROPERTY CONTROL MEMORITHM OR PROPERTY INTERNATION, PROVIDED IT IS IN
DESIGN WHICH THE PROCE PROTECTION MEMORITHM OR PROPERTY INTERNATION, PROVIDED IT IS IN

MANAGEMENT INFORMATION STORMWATER

SUMMER HILL ESTATES

Na 5

Par line I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE

Set detil AD SUBVE

SHEET 7A 7

DATE:
MARCH, 2014
DRAFT: CHECK:
KITA HTM
FILE NUMBER:
1997-1-0-30
RZ 2014-PR-

UNIT-1-0 Carlines And - WILLIAM COPUSAT-SATING

OUTFALL NARRATIVE

THE SALEST PROPERTY IS LOCATED WITHIN THE ACCOUNT CREDIT MATERISABE. THE SALEST PROPERTY PAINTAINS THREE STORT DRAWNED CONTROL THREE AS A DESIGN OF THE SALEST PROPERTY AS A RESIGN OF THE STANDARD OF THE SALEST PROPERTY. AS A RESIGN OF THE STANDARD OF THE SALEST PROPERTY AS A RESIGN OF THE STANDARD OF THE SALEST PROPERTY AS A RESIGN OF THE STANDARD OF THE SALEST PROPERTY. AS A RESIGN OF THE SALEST PROPERTY. THE LANGUAGE AS A SALEST PROPERTY OF THE SALEST PROPERTY. THE LANGUAGE AS A SALEST PROPERTY. THE LANGUAGE PROPERTY AS A SALEST PROPERTY OF THE SALEST PROPERTY OF TH

DISCHARGE LEAVES THE SUBJECT PROPERTY AS CONCENTRATED FLOW THROUGH THE PROPOSED STORM SEMER SYSTEM THAT CONNECTS TO THE DISTRIKE STORM SEMER SYSTEM WITHIN COURTHOUSE ROAD.

THE CONCENTRATED FLOM THROUGH THE PROPOSED STORM SEMEN SYSTEM THAT CONNECTS TO THE EXISTING STORM SEMEN SYSTEM INTIMI CONTRICATE ROLD HILL DRLY RECEIVE PINNIAL DISCURRECE ROLD SILES THAN OR EQUAL TO THE IN THAN STORM AS THE FLOW INTERTION TRENCH HAS BEEN DESIGNED TO DEFUN THE O'T PARE AT HOR REMOVE VOLUME. THE DOSAMAGE TO THE EXISTING STORM SHORE SYSTEM IS CONVITUD 1600 DOWNSTEAM HERE IS CROSSED BLOCK WHERE CONTRIDUCE ROLD AND WITH AN DOSTING DOWNINGE SHALE THEN DESIGNED. MANIMAE SMALE ON PAREL, M ONED OF THE PAREMAE COMPT PARE AUTHORITY. THE DISTING SMANIMAE SMALE TRAY DISCURRENCE SMALE THAN DISCURRENCE THROUGH THE PAREM PROPERTY AND THE THAN THE DISTINGUISH DISTINGUISH DISCURRENCE CONTER DOLLENAD AND HIS DISTINGUISH FOR THOSE HEAVING. THE TOTAL DRAINING AREA TO THIS DISTING HET PAND IS AND AREA HAVE IS GREATED THAN NOT THEST HE STEE AREA.

CUTFALL RZ DISCHARGE LEAVES THE SUBJECT PROPERTY VIA SHEET FLOH TOWARDS PARCEL 14 CHNED BY THE FARIFAX COUNTY PARK AUTHORITY.

THE SHEET FLON DEGINARIES TOWARD PARCEL 74 AND IS THEN COLLECTED INTHIN AN DISTING DRAINING SHALE AND CONVEYED 1600'D DANISTEAN TO ANOTHER DISTING DRAINING SHALE HICH CONTAINS THE DISCURRET RECT OUTFALLS IN 4 93, THE DISTING DRAINING SHALE FINED SHOULDERS TRACKIN THE FRANCH PROPERTY AND THEN MERCAUL'THE TOWN OF PRODURED AND THEN MERCAUL WIGHTHAN CHAFTER BRAILEY AND DRAINING HER PRAY OF SHALE FOR ANY PRODUCT THE TOTAL DRAINING AREA TO THIS DISTING HET PRAY OF SHALE ACRES HAND IS SHALE FOR THE STATE OF SHALE ACRES HAND IS AND THE TOTAL DRAINING AREA TO THIS DISTING HET PRAY OF SHALE ACRES HAND IS SHALE FINED OF THE STATE AND THE TOTAL DRAINING AREA TO THIS DISTING HET PRAY OF SHALE ACRES HAND IS AND THE TOTAL DRAINING AREA TO THIS DISTING HET PRAY OF SHALE ACRES HAND IS AND THE TOTAL DRAINING AND THE TOTAL DRAINING AREA TO THIS DISTING HET PRAY OF SHALE ACRES HAND IS AND THE TOTAL DRAINING AREA TO THIS DISTING HET PRAY OF SHALE ACRES HAND IS AND THE TOTAL DRAINING AND THE TOTAL DRAINING AREA TO THIS DISTING HET PRAY OF SHALE ACRES HAND IS AND THE TOTAL DRAINING AND THE DRAINING AND THE TOTAL DRAINING AND THE TO

OUTFALL 19 DISCHARGE LEAVES THE SUBJECT PROPERTY VIA SHEET FLOH TCHARDS THE SUTTON ROAD RIGHT-OF-HAY,

THE SHET FLOW DISCHARGES TOWARD THE SUTTON ROAD RIGHT-OF-HAT AND IS THEN COLLECTED WITHIN A ROADSIDE DITCH ALONG SUTTON ROAD AND THEN WITHIN A ROADSIDE DITCH ALONG COUNTRIOUS ROAD HARRE IT IS COLLECTED WITHIN THE PROPOSED STORM SOURS STISTED AT CUTHICLA IF SEE CUTHICLA IF ALONG FOR CONTINUATION).

STORMATER IMMODIDIT GALITT AND GIANTITI REDIREDIDITS FOR THE SITE ARE PROVIDED BY THE PROVIDED R-TAKE IMPLITATION TRIDLE (SEE "STORMATER HAMAGINET INFORMATION), CROSS-SECTIONS AND STORM SHARE CONTAINING MILL BE PROVIDED FOR THE CONTENSION CHANNES TO PRACE. IN TO DEPOSTANTE THAT A DEPRIND GAMED, DISTS TREASULT HE CONTAINED WILL SEE SECTION OF THE SECRET PROPERTY AS EQUIPMED TO HEET ADEQUATE CUTTALL REGISTED TO HEET ADEQUATE CUTTALL.

REQUESTIONS ASSOCIATED WITH PARRAY COUNTY CORE SECTIONS GIVE-4G/(A) ((i.j. MO) SECTIONS GIVE-4G/(A) ((i.j. MO)

THE CITTLES CONTINTS IN A DESCRIPT OF DEBILIDATION AREA OF ITS SELECT PROPERTY IN THE PER HOP POST DEVILIDATE CONTINUES (CONTINUE) AND ASSOCIATION (CONTINUE) AND ASSOCIATION FOR COUNTY CONTINUED IN FARMAY COUNTY COUNT SECTION (I.d. 4-4)/(I.j. M. (i.d. 4))

REQUIREDATE FOR COUNTY IN CONTINUE ASSOCIATION FOR ASSOCIAT

THE EXTENT OF REVIEW FOR OUTTALLS #2 \$ #3 IS THE LIMITS OF CLEARING AND GRADING AS SHEET FLOW OUTTALLS PER PFIT SECTION 6-0202.64 I FAIRFAX COUNTY CODE SECTION 04-4-4(4).

IT IS OUR PROFESSIONAL OPINION THAT ALL OUTFALLS ARE ADEQUATE IN ACCORDANCE WITH THE PITH.

STORMWATER MANAGEMENT CHECKLIST

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION. SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a wisher request of the submission requirement with justication shall be attacked. Note: Walvers will be acted upon separately. Falson to selecutely address the required authorities information may result in a delay in processing this

This information is required under the following Zuring Ordinance perspraying:
Special Premise (8-011.24 & 3):
Special Premise (8-011.24 & 3):
Comment Floor (8-01.25 & 4):
Development Floor (8-01.25 & 4):
EVER P Dukking (special PRG) (18-02.3 & 4):
American (8-02.25 & 0):
FUE P Dukking (special PRG) (18-02.3 & 4):
American (8-02.25 & 0):

FUE P Dukking (special PRG) (18-02.3 & 4):

This information is required (8-02.25 & 0):

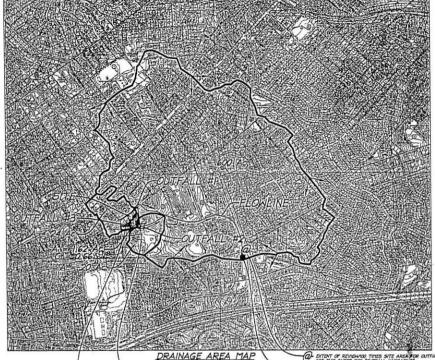
FUE P Dukking (8-02.25 & 0

- 1. Plat is at a minimum scale of 1"+50" (unless it is depicted on one sheet with a minimum scale of 1"+100").
- X 2. A precisi squirto y a stormeriar menogeneral facility(es) and limits of during and grading accommodate to a stormer menogeneral solutifies), some directions pice pretent and outsign principious, port distinguis, access made, are outside, energy disequation devices, and stream stabilization measures as shown on Meet 2...

×	3. Provided Facility Name Type & No.	On-site area served (acres)	05-ste prus served (acres) _0.00_AC	area (scree)	Footprini orsa (of) -15,007,5F	Storage Volume (d)	if pond, da neight (ft)
				-			
		-					

- 4. Onate drainage channels, outlats and pipe systems are shown on Sheet 2.1.7

 Pondinier and outlet pipe systems are shown on Sheet N/A.
- 🔯 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown
- 7. A 'stormwiser management negroble' which contains a description of how detertion and bust management practices requirements will be met is provided on Sheet 7.
- 8. A description of the satisfang conditions of each numbered sits outfall extended downstream from the strip is a point which is at least 100 times the sits since or which has a challings area of at east one source. res) is provided on Sheet 7
- [2] 10. Ealering topography with mealmum contour intervets of two (2) feet and a note as to whether I is an a survey or field run is provided on Sheets 1, 2, 4, 3, ...
- 1012. Skommeler management is not required because N/A
- 11. A submission weiver is requested for R-TANK LT. ISTACKABLE PODULAR PLASTIC UNDERGROUND SHIT STISTERY



SCALE . 1' - 800 -H- EXTENT OF REVIEW FOR SHEET FLOW OUTFALL #2

O EXTENT OF REVIEWICO TIMES SITE AREA FOR OUTFALL #1. LIMIT OF STUDY FOR OUTFALLS II, IN 1 IN (NO TIMES SITE AREA)

- EXTENT OF REVIEW FOR SHEET FLOW OUTFALL AS

STORMWATER MANAGEMENT INFORMATION

TIPE OF FACULTY - R-TANK INFLITRATION TRENCH (STACHARLE, INCOLAR PLASTIC LINDERGROUND STORTHATER HANGETENT SISTERY FACULTY MANTENANCE - PRIVATENCHESCHESC ASSOCIATION

NELTRATION TROUGH H APPRICATATE REGISSED IN-TERR VOLUME . IN LAN C.F. APPROXIMATE PROPOSED VOLUME + 10, 726 C.F. APPROXIMATE SURFACE AREA + 5,067 S.F.

AFFRONTATE FINISED GRADE - 341.0 AFFRONTATE GRADE NELTRATION TROUCH BOTTOM - 300.0

PRE-DEVELOPMENT SUBJECT PROPERTY 0 - 7.55 CFS (SEE SHIT SHEETS 7-78)

0 . K.M CFS (SEE SM SEETS 7-78)

POST-DEVELOPMENT SUBJECT PROPERTY

0 - 4.8 OF AFTER ATTEMENTION (SEE SHI SHEETS 1-TH)

Op - 9.22 CF5 AFTER ATTEMATION (SEE SHIT SHEETS 7-70)

DRAINAGE DIVIDE DIVERSION STATEMENT:

DISANINAGE DIVIDE DIVERSION STALLED.

THE PROBECT IS LOATED HIMIN THE ACCOTING RESER HATERSHED, INDIVIDED ONLINES IN THE MITTARIL, DRAINING DIVIDES ARE PROPERTIED AS A PART OF THIS PROBECT, THE OWNERS HE MITTARIL PROBECT, THE OWNERS HE MITTARIL PROBECT THE APPLICATION OF THE PROPERTIES HAVE A PROMISED OF THE SERVINGEN FAMILY DEPOSITIONS HAVE BE PROMISED OF THE SERVINGEN FAMILY DEPOSITIONS HAVE BE PROMISED OF THE SERVINGEN FAMILY DEPOSITIONS HAVE BEEN AND THE PROPERTIES. HOWEVER, THE PROPERTIES HAVE CONSIDERED THAT HE ADMITTARIL AND DEPOSITION HAVE DEPOSITION HERE PROPED HERE PROPERTIES. HO CHANGES HEE PROPOSED TO ANY THAT OF DEMANDES SHED DIVIDES. THESE HERE DIVERSIONS HERE PROPOSED TO ANY THAT OF DEMANDES SHED DIVIDES. THESE HERE DIVERSIONS HERE HERE DIVIDED OF THE MITTARIAN DRAINING SHED DIVIDES. THESE HERE DIVERSIONS HERE HERE DIVIDED OF THE MITTARIAN DRAINING SHED DIVIDES. THESE HERE DIVIDED OF THE MITTARIAN DRAINING SHED DIVIDES. THESE HERE DIVIDED OF THE MITTARIAN DRAINING SHED DIVIDES. THESE HERE DIVIDED OF THE MITTARIAN DRAINING SHED DIVIDES. THESE HERE DIVIDED OF THE MITTARIAN DRAINING SHED DIVIDES. THESE HERE DIVIDED OF THE MITTARIAN DRAINING SHED DIVIDED OF THE SHEET OF THE SHEET OF THE MITTARIAN DRAINING SHEET DRAINING SHEET OF THE SH

STORMMATER MANAGEMENT NARRATIVE
THE STORMATER PROMOTED THE SHART SHALL BE SATISFIED VIA THE CONTRICTION OF AN R-TANK
REPTRATOR THROUGH REQUIREMENTS SHALL BE SHART PROPERTY SHALL BE SATISFIED VIA THE CONSTRUCTION OF AN R-TANK
REPTRATOR THROUGH THIS MALL BE DESIGNED IN ACCORDANCE WITH THE PUBLIC FACILITIES HAMAL (1971).

THE R-TANK INFILTRATION TRENCH HAS BEEN DESIGNED FOR THE KI TEAR 24 HOUR RUNOFF VOLUME IN ORDER TO PROVIDE DETENTION FOR THE R-TAIK WHILITATION INDICH MAS BEEN DESIMALE FOR THE O TOM 24 MAN MEMORY VALUE IN CHOICE TO PROVIDE EXTENTION FOR THE (2 IS OT AS STORT EVENTS AND TO FEET HATE COLUITIONS PERENDENTS. THE SITE CERRORITY HAS SEVERAL DISTINGT BUILDINGS, PAYIND SEMACES, AND SOME TREES, CERRORITY, APPROXIMATELY HAS COS OF REMOTE IS LEAVING THE SEALECT PROPERTY HOLDINGS, HAND SEMANTICATE, THE SECRET SERVER FURTH, THE PROPOSED ATTEMATION, THE OPEN DEVILOPING MARKY HILL BE RECOLD SUBSTANTIALLY, THEREFORD, THERE HILL BE A RESOLUTION HANDER LEAVING THE PROPERTY AS A RESALT OF THE PROPOSAL. THE ATTAIN MINITARION TRECH HAS BEEN SEED TO PROMISE MATERIALY AND DISTINITY CONTROL FOR THE SALECT. PROPERTY AND TO MEET CHANNEL I FLOOD PROTECTION REQUIREMENTS AS OUTLINED IN FAIRFAX COUNTY CODE SECTION 124-4-4(b)(3):6 (c)(4) (SEE OUTFALL MARRATIVE, THIS SHEET).

A SHI PODPEATION IS REDUSTED AS A PART OF THIS APPLICATION TO ALLON FOR THE USE OF AN R-TANK IMPLITATION SYSTEM (STACKABLE, PODALAR PLASTIC MEDICINATION STARTMATER PANAGERONT SYSTEM) PER PRIT SECTION 4-03025 AND LETTER TO WIGGETRY 4-05. SEE SHEET FOR MATURE DESCRIPTION.

SOIL TESTING HAS BEEN COPPLETED IN THE VICINETY OF THE PROPOSED R-TAIN. INFLITRATION TRENCH TO DEPONSTRATE THAT THE GRANDWATER LEVELS AND INFLITATION HATES ARE WITHIN THE ACCEPTANCE LETTS FOR THE PROPOSED R-TAIN. INFLITATION TRENCH TERBOOSED SHOT THIS TESTING INFORMATION SHALL BE INCONFINATED WITH THE RESIDENTIANT OF THE THIS TESTING INFORMATION SHALL BE INCONFINATED WITH THE PROPOSED WI

THIS FACILITY SHALL BE MAINTAINED BY THE INCHEONNERS ASSOCIATION AND THE MAINTENANCE SHALL BE PERFORMED IN THE APPLICABLE REQUIREMENTS. THE PROPOSED FACILITY SHALL BE A FUNITHIN OF 20' FROM ANY PROPOSED BAILDINGS AS LETTER TO BOXISTER #07-04.

MANAGEMENT INFORMATION STORMWATER SUMMER HILL ESTATES 22.23 55 83 I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREDN, NO OTHER CHANGES HAVE BEEN MADE 10/01/14

SURVE O

AS NOTED

DATE:
MARCH, 2014

DRAFT: CHECK:
KMA MTH

FILE NUMBER:
3201-1-0-38
RZ 2014-PR-

SHEET 7

ELEVATIONS

MATHEWIT MAPS LL NA 1925 B 10-12-01-14 20 SUNY ST





ARBORIST MONITORING SCHEDULE

- 1. A PROJECT ARBORIST SHALL BE RETAINED BY THE APPLICANT.
- THE PROJECT ARBORIST SHALL SCHEDULE AND MEET WITH AN UFMD, DPWES REPRESENTATIVE FOR A WALK-THROUGH MEETING, PRIOR TO THIS MEETING, THE LIMITS OF CLEARING AND GRADING SHALL BE MARKED WITH CONTINUOUS FLAGGING.
- THE PROJECT ARBORIST SHALL BE PRESENT TO MONITOR ALL CONSTRUCTION AND DEMOLITION WORK AND TREE PRESENVATION EFFORTS IN ORDER TO ENSURE CONFORMANCE WITH ALL TREE PRESERVATION PROFFERS AND UFMID APPROVALS.
- 4. TREE PROTECTION FENCING SHALL BE INSTALLED UNDER THE SUPERVISION OF THE PROJECT ARBORIST.
- 5. ROOT PRUNING SHALL BE CONDUCTED UNDER THE SUPERVISION OF THE PROJECT ARBORIST.
- 6. THE APPLICANT OR PROJECT ARBORIST SHALL NOTIFY UPMD WHEN ALL TREE PRESERVATION FENCE INSTALLATION AND ROOT PRUNING HAVE BEEN COMPLETED.
- 7. MONITORING EVENTS BY THE PROJECT ARBORIST SHALL OCCUR WEEKLY DURING PHASE I OF CONSTRUCTION AND MONITALY THEREAFTER

SPECIFIC TREE PRESERVATION ACTIVITIES & ARBORIST MONITORING

- THE SERVICES OF A CERTIFIED ARBORIST OR REGISTERED CONSULTING ARBORIST ("PROJECT ARBORIST") SHALL BE RETAINED. A WALK-THROUGH MEETING WITH THE ARBORIST SHALL BE CONDUCTED AFTER THE LIMITS OF CLEANING AND GRADING HAVE BEEN MAKERS WITH A CONTINUOUS LINE OF FLAGGING.
- 2. DURING THE WALK-THROUGH MEETING, THE PROJECT ARBORIST SHALL WALK THE LIMITS OF CLEARING AND GRADING WITH AN UPPING, DIVERS, REPRESENTATIVE TO DETERMINE WHERE ROUDISHERSTS TO THE CLEARING LIMITS CAN BE MADE TO INCREASE THE AREA OF THEE PRESERVATION AND/OR TO INCREASE THE SURVIVABILITY OF TREES AT THE EDGE OF THE LIMITS, AND SULF ADJUSTMENTS SHALL BE IMPEREDATED.
- 3. TREES THAT ARE DEAD OR DYING MAY BE REMOVED AS PART OF THE CLEARING OPERATION.
- 4. ANY TREE DESIGNATED TO BE REMOVED WITHIN THE TREE PRESERVATION AREAS SHALL BE DONE SO WITH A CHAIN SAW AND SUCH REMOVAL SHALL BE ACCOMPUSHED IN A MANNER THAT AVOIDS DAMAGE TO SURROUNDING TREES AND ASSOCIATED UNDERSTORY VEGETATION.
- 5. IF A STUMP MUST BE REMOVED, THIS SHALL BE DONE USING A STUMP-GRINDING MACHINE IN A MANNER THAT CAUSES AS UTTLE DISTURBANCE AS POSSIBLE TO ADJACENT TREES AND ASSOCIATED UNDERSTORY VEGETATION AND SOIL CONDITIONS.
- 6. LIMITS OF CLEARING AND GRADING SHALL BE STRICTLY CONCORMED TO AS SHOWN ON THE RZFDP, SURJECT TO ALLOWANCES SECRETED IN THE PROFFERED CONDITIONS AND FOR THE INSTALLATION OF UTILITIES AND/OR TRAILS AS DETERMINED BY THE DIRECTOR OF DPWES, AS DESCRIBED HEREIN. IF IT IS DETERMINED NECESSARY TO INSTALL UTILITIES AND/OR TRAILS IN AREAS PROTECTED BY THE UNITS OF CLEARING AND GRADING AS SHOWN ON THE RZFDP, THEY SHALL BE LOCATED IN THE LEAST DISRUPTIVE MANNER NECESSARY AS DETERMINED BY THE UPWORD/DWES. A REPARTING PLAN SHALL BE DEVELOPED AND IMPLEMENTED, SUBJECT TO APPROVAL BY THE UPWO, DPWES, FOR ANY AREAS PROTECTED BY THE LIMITS OF CLEARING AND GRADING THAIR THUS IE DE STURIEDED FOR SUCH TRAILS AND UTILITIES.
- 7. TREE PROTECTION FENCING SHALL BE INSTALLED AFTER THE WALK-THROUGH MEETING PRIOR TO ANY CLEARING AND GRADING ACTIVITIES, INCLIDING DEMOLITION OF ANY STRUCTURES. INSTALLATION OF TREE PROTECTION FENCING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT ARBORIST, AND DONE SO IN A MANNER THAT DOES NOT HAMP DUSTRING YEGITATION THAT IS TO BE PRESENTED.
- B. ALL TREES SHOWN TO BE PRESERVED ON THE TREE PRESERVATION PLAN SHALL BE PROTECTED BY THE PROTECTION FENCING. THE PROTECTION FENCING IN THE FORM OF FOUR (4) FOOT HIGH, FOURTER (14) GAUGE WELED WINE ATTACHED TO JIX (6) FOOT STEEL FORTS DRIVEN EIGHTEEN (13) INCHES INTO THE GROUND AND PLACED NO PURTHER THAN TEN (10) FEET APART OR, SUPER SILT FENCE TO THE EXTENT THAT REQUIRED TRENCHING FOR SUPER SILT FENCE DOES NOT SEVER OR WOUND COMPRESSION ROOTS.
- 9. ROOT PRUNING SHALL BE DONE AS NEEDED TO COMPLY WITH THE TREE PRESERVATION REQUIREMENTS OF THE PROFFER CONDITIONS. ROOT PRUNING SHALL BE DONE WITH A TRENCHER ON VIBRATION PLOW TO A DEPTH OF 18 INCHES, ROOT PRUNING SHALL REP PLACE PRIOR TO ANY CLEANING AND GRADING OR DEMOLITION OF STRUCTURES. ROOT PRUNING SHALL BE CONDUCTED UNDER THE SUPERVISION OF THE PROJECT ARBORITA. A UPHAD, DIVINES REPRESENTATIVE SHALL BE INFORMED WHEN ALL ROOT PRUNING AND TREE PROTECTION FENCE INSTALLATION IS COMPLETE.
- 10. DEMOLITION ACTIVITIES WITHIN AREAS PROTECTED BY THE LIMITS OF CLEARING AND GRADING SHALL BE DONE BY HAND WITHOUT HEAVY EQUIPMENT AND CONDUCTED IN A MANNER THAT DOES NOT IMPACT INDIVIDUAL TREES OR GROUP OF THESE THAT ARE TO BE PRESERVED AS EVIEWED AND APPROVED BY THE UPMO, DPWES.
- 11. SITE MONITORING: DURING ANY CLEARING OR TREE/VEGETATION/STRUCTURE REMOVAL ON THE APPLICANT PROPERTY, A REPRESENTATIVE OF THE APPLICANT SHALL BE PRESENT TO MONITOR THE PROCESS AND ENSURE THAT THE ACTIVITIES ARE CONDUCTED AS PROFERED AND AS A PROVED BY THE UPON. THE APPLICANT SHALL BETAIN THE SERVICES OF A CERTIFIED ARBORIST OR REGISTERED CONSULTING ARBORIST TO MONITOR ALL CONSTRUCTION AND DEMOLITION WORK AND TREE PRESENVATION BEFORE TO ENSURE CONFORMANCE WITH ALL THE TREE PRESERVATION BEFORE AS TO ENSURE CONFORMANCE WITH ALL THE TREE PRESERVATION BEFORE AS TO CONTINUE TO THIS SHEET.

Step		Totals
Tree Pre	servation Target & Statement	
1	Tree Preservation Target calculations and statement	
	nopy Requirement	
31	Gross Site Area =	179,659.
32	Subtract area dedicated to parks, road frontage =	9,663.
33	Subtract area of exemptions (wetlands/stream and drainfields) =	0
34	Adjusted gross site area =	169,996
35	identify site's zoning and/or use =	R
36	Percentage of 10-year canopy required =	25
37	Area of 10-year canopy required =	42,49
88	Modification of 10-year Tree Canopy Requirement Requested?	1
39	# BB is yes, ilst plan sheet where modification is located	N
	e se rvation	
C1	Tree Preservation Target Area =	29,007
C2	Total canopy area meeting standards of § 12-0400 =	25,380
C3	C2 x 1.25 =	31,725
C4	Total canopy area provided by unique or valuable forest/woodland communities =	0
C5	C4 x 1.5 =	0
C6	Total of canopy area provide by Heritage, Memorial, Specimen, or Street Trees =	0
C7	C6 x 1.5 to 3.0 =	0
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	0
C9 C10	C8 x 1.0 = Total of C3, C5, C7, and C9 =	31,7
D. Tree PI	Minimum area of canopy to be met through tree planting =	10,774
D2	Minimum area of canopy planted for air quality benefits =	10,777
D3	D2 x 1.5 =	0
D4	Minimum area of canopy planted for energy conservation =	0
D5	D4 x 1.5 =	-
D6	Minimum area of canopy planted for water quality benefits =	1
D7	D6 x 1.25 =	1
D8	Minimum area of canopy planted for wildlife benefits =	7,300
D9	D8 x 1.5 =	10,950
D10	Minimum area of canopy provided by native trees =	10,000
D11	D10 x 1.5 =	1
D12	Minimum area of canopy provided by improved cultivars and varieties =	1
D13	D12 x 1.5 =	-
D14	Area of canopy provided through tree seedlings =	1
D15	Area of canopy provided through native shrubs or woody seed mix =	1
D16	Percentage of 14 represented by D15 (must be less than 33%) =	0.0
D17	Minimum total of canopy area provided through tree planting =	10,9
D18	Is an offsite planting relief requested?	
D19	Tree Bank or Tree Fund	
D20	Canopy area requested to be provided through offsite banking or tree fund	
D21	Amount to be desposited into the Tree Preservation and Planting Fund =	\$4
E Total	of 10-year Tree Canopy Provided	1
E1	Total of canopy area provided through tree preservation =	31,7
E2	Minimum total of canopy area provided through free planting =	10,9
E3	Total of canopy area provided through offsite mechanism =	10,5
E4	Total of 10-year Tree Canopy Provided =	42,6

APPRAISALS

Tree Number	Common Name	Size (in DBH)	Critical Root Zone (feet)	Condition	Site	Contribution	Placement	Total	Species Rating	Rep. Tree Size (in)	Rep. Tree Cost	Install Cost	Installed Tree Cost (lotal)	Unit Tree Cost	ATA (Appreled Trunk Area)	Appreled trunk increase	BasicTree Cost	Appraised Value	Rounded Appraised Value
705	Tulip Poplar	33.0	33.0	69%	60%	80%	50%	80%	70%	5.5	\$404.00	\$606.00	\$1,010.00	\$42.50	835.1	811.3	\$35,491.74	\$13,714.01	\$13,714.00
712	Red Maple	17.2	17.2	72%	80%	80%	80%	80%	75%	5.5	\$404.00	\$606.00	\$1,010.00	\$42.50	232.2	208.5	\$9,870.59	\$4,264.09	\$4,264,00
901	Red Maple	22.1	22.1	69%	80%	80%	50%	80%	75%	5.5	\$404.00	\$606.00	\$1,010.00	\$42.50	383.4	359.7	\$16,295,20	\$7,039.53	\$7,040,00
724	White Oak	25.6	25.8	69%	80%	80%	80%	80%	85%	5.5	\$404.00	\$606.00	\$1,010.00	\$42.50	522.5	498.8	\$22,206.04	\$11,326.10	\$11,326.00
725	Red Maple	16.2	16.2	75%	80%	80%	80%	80%	75%	5.5	\$404.00	\$606.00	\$1,010.00	\$42.50	206	182.3	\$8,756,28	\$3,782,71	\$3,783.00
730	Tulip Poplar	48.0	48.0	75%	80%	80%	60%	80%	70%	5.5	\$404.00	\$606.00	\$1,010.00	\$42,50	1467.6	1443.8	\$52,371,93	\$26,196,21	\$26,196.00
732	Black Cherry	47.3	47.3	56%	80%	80%	80%	80%	65%	5.5	\$404.00	\$606.00	\$1,010.00	\$42.50	1441.4	1417.6	\$51,260.03	\$22,935.76	\$22,936.00
733	Tulip Poplar	47.0	47.0	50%	80%	80%	80%	80%	70%	5.5	\$404.00	\$606.00	\$1,010.00	\$42.50	1430.1	1406.3	\$60,559.24	\$17,018.19	\$17,018.00
735	Crepe Myrtle	49.4	49.4	63%	80%	80%	80%	80%	75%	5.5	\$404.00	5606.00	\$1,010.00	\$42.50	1518.9	1495.1	\$64,553.85	\$24,207.69	\$24,208.00
740	Pignut Hickory	26.4	26.4	75%	80%	80%	80%	80%	75%	5.5	\$404.00	\$606.00	\$1,010.00	\$42.50	547.1	521.4	\$23,252.95	\$10,400.83	\$10,464.00
741	Tuto Popiar	35.0	35.0	66%	60%	80%	80%	80%	70%	5.5	\$404.00	\$606.00	\$1,010.00	\$42.50	928.1	904.4	\$39,445,94	\$14,496.38	\$14,490.00
743	Tutip Poplar	30.0	30.0	72%	80%	80%	50%	80%	70%	5.5	\$404.00	\$606.00	\$1,010.00	\$42.50	706.5	682.8	\$30,026.88	\$12,085.82	\$12,086.00
											-								
			20								-						TOTAL BOL	DEDBYOTAL	\$167.531.00

TREE CONDITION ANALYSIS

TNT Environmental, Inc. (TNT) conducted a site reconnaissance to evaluate the wooded habitat on the project site in August 2014. The undeveloped portions of the site are comprised primarily of Upland Hardwoods (i.e. Tulip Poplar, Hickory). The species of trees assessed near the limits of clearing are listed in the Tree Table on the Existing Vegetation Map.

Based on our site reconnaissance, invasive and/or noxious species (Omamental Bitterweet) were observed throughout the project site. Invasive species located within the areas to be preserved should be removed by hand wherever practicable to minimize site disturbance. The trees onsite are in fair condition, except where otherwise noted on the EVM (I.e.: Poor or Dead). Onsite trees within 150-feet of the proposed limits of clearing meet the standards for structural integrity and health identified in § 12-0403.28 and are identified on the Existing Vegetation Map. At the time of inspection there were poor and dead trees located within 150-feet of the proposed limits of clearing, which are identified on the Existing Vegetation Map.

In accordance with § 12-0507.E2(1), trees designated for preservation shall be protected during construction.

TREE PRESERVATION NARRATIVE

§ 12-0509.38: Dead or potentially hazardous trees shall be removed upon their discovery if they are located within 100-feet of the proposed limits of clearing. Dead trees not within this area shall be left in place to serve as wildlife habitat. Dead or potentially hazardous trees will be removed by hand (l.a.: chalinsaw) wherever practical and will be conducted in a manner that incurs the least amount of damage to surrounding trees and vegetation proposed for preservation. Felled trees shall be left in place and brush should be removed by hand. No heavy equipment shall be used within tree preservation areas.

§ 12-0509.3C: Based on the current condition of the existing wooded areas, no adverse human health risks are anticipated provided that trees which pose a hazard to human health and safety are properly removed from areas where they could pose such a risk.

§ 12-0509.3D: Invasive and/or noxious species (Ornamental Bittersweet) were observed throughout the project site. Invasive species located within the areas to be preserved should be removed by hand wherever practicable to minimize site disturbance. See the invasive Species Narrative on this sheet for species-specific control measures.

§ 12-0509.3E: The Applicant is not requesting official Specimen Tree designation for any of the large trees located onsite and is not using a multiplier for tree canopy calculations.

§ 12-0509.3F: Non-impacted Specimen trees located on and off-site shall be protected throughout all phases of construction by utilizing tree protection fencing as required by §12-0507.2E(1).

§ 12-0509.3G: Prior to land disturbing activities, root pruning with a vibratory plow, trencher or other device approved by the Director shall be conducted along the limits of clearing adjacent to tree preservation areas. Root pruning shall be conducted along the proposed limits of clearing and grading adjacent to the wooded habitat to be preserved and along property boundaries where the CRZ of off-site trees will be impacted. Locations of root pruning and tree protection fending are shown on the Tree Preservation & Protection Plan.

§ 12-0509.3H: No trees will be transplanted as part of the proposed construction activities.

§ 12-0509.31: Tree protection fencing and signage shall be placed subsequent to the staking of the limits of clearing in the field prior to construction in accordance with current Fairfax County ordinances. 14-gauge welded wire fence shall be used as devices to protect trees and forested areas. The protective device shall be placed within the disturbed area at the limits of clearing and erected at a minimum height of 4 feet, except for super slit fence where height may be 3.5 feet. The fencing material shall be mounted on 6-foot tall steel poses driven 1.5 feet into the ground and placed a maximum of 10 feet apart.

5.12-050,3.1: No work shall occur within the areas to be protected. Onsite trees within the limits of clearing and grading will be removed. No trees outside this area shall be removed unless indicated on the plan. Trees in preservation areas indicated on the plan to be removed shall be removed by hand. Dead or hazardous trees within this area may be limbed or topped, rather than removing the entire tree and left as snags.

§ 12-0509.3K: Proffer conditions have been addressed in this tree preservation plan.

danh M. Serent Ortified Arbertst Certification @ MA-4727A © ENVIRONMENTA THE 13950 Parkeast Circle, Suite 101

> SUMMER HILL ESTATES

TREE PRESERVATION SCHEDULE € APPRAISALS

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PROJECT DATE:

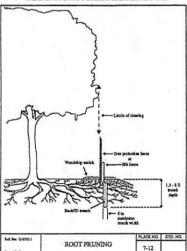
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TREE PROTECTION FENCE INSTALLATION DETAIL

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Tabl	e 12.3 - Tree Preservation Target Calculations & Statement	
A	Pre-development area (st) of existing tree canopy (From Existing Vegetation Map) =	125,592.0
8	Percentage of gross site area covered by existing tree canopy =	68.3%
Č	Percentage of 10-year tree canopy required for site per zoning =	25%
ō	Percentage of the 10-year tree canopy requirement that should be met through presentation +	68.3%
E	Proposed percentage of canopy requirement that will be met through tree preservation -	109.4%
F"	Has the Tree Preservation Target minimum been mat?	YES
g	If no for line F, provide sheet number where deviation request is located	NVA
H .	Vistep G regulars a namative it shall be prepared and attached	NA

INVASIVE SPECIES CONTROL NARRATIVE:

A DRAMATICAL STEEDINGTO, WINES SHALL RE REMOTED BY HAND, INCLIDENT THE ROOTS, WHISE POSSIBLE TO MINIMIZE STITULIBANCE, FOR WHISE TOO LABRET DHILL, OF THE ROOMING LEVER ORGE. COT WHE STEED AND WAS ADD BY TRANSPORT OWTH A STEED HE RESERVED OF A CENTRICAL PAPEALOR. FOR LABSE INTESTATIONS, A POLICA PAPILICATION OF A SYSTEMIC HERBICIDE SUCH AS GLYPHOSATE OR TRICLOPIN MAY BE APPLIED FROM LATE SUMMER TO FALL BY A CURTIFIED APPLICATION.

3. TATAMAN HONITSUCILE WHERE POSSIBLE SEEDLINGS INCLUDING ROOT STRUCTURE SHOULD BE EXCHAITED AND REMOVED WITH SHOWLE. ALTEMATIVETY, BANACHES AND MAN STEM SHOULD BE CUT MACT TO DONE(1) HICH AROY SED SUBJECT DURING MID TO LATE AUTHORS WHEN TEMPERATURES ARE ABOVE SO DEGREES TAMMENTAL. ASSULTION OF A LIGHT 20 NO HYDROCH REMINDLO SHOULD BE APPLIED TO FOR AUTTACT OF STUME WHEN THOSE TO THE STUDIES AND AUTHORITY AND THE STUDIES AND AUTHORITY AND AUTHORITY AND THE STUDIES. BANACHES AND VEGETATION DEBIES SHOULD BE REMOVED OFFSITE. REAPPLY HERBOOCH IN THE LIFE AT ALL AD AGAIN IN WORTH AND THE STUDIES.

TREE PROTECTION ZONE KEEP OUT OFF LIMITS TO CONSTRUCTION EQUIPMENT, MATERIALS, AND WORKERS

(COMPANY NAMES AND CONTACT NAMES)

PENALTY FOR VIOLATIONS STRICTLY ENFORCED

SPECIFICATIONS

- HINTLE DIESCH I X & NOES (N X H)
- BLOGGRAND COLD: BED OR TOLLIN
- HINTLE LETTER SEELARZE - 0.0 NOES
- SIGS FACE OF HEATTERSPECT HATERAL

TREE PRESERVATION SIGN DETAIL

TREE PRESERVATION SIGN NOTE:

HEATHERPROOF TREE PRESERVATION AREA SIGNS SHILL BE POSTED ON TREE PROTECTION FRICING, PER RET IT-07831, THE PRESTITE SHILL POST AND HANTAM BURGUL SIGNS AT THE LISTS OF CLERKE AT A THRONG OF SHORT METHALS. SIGNS AT THE STATE OF SHORT METHALS.

Tree	Common Name	Size (Inches DBH)	Critical Root Zone (feet)	Crown Spread (leat)	Condition	Remove	Notes	Tree Preservation Measures
400	White Pine	23.8	23.6	24.0	75%		Offsite, English Ivy, some dead limbs	
399	White Pine	22.2	22.2	25.0	75%		Offsite, English Ivy, same dead limbs	
398	Tulip Poplar	17.5	17.5	32.0	66%		Offsite, Vines, some dead limbs	S - New York Control of the Control
701	Tulip Poplar	21.0	21.0	30.0	50%		Offsite, Many large dead limbs	
702	Tulip Poplar	31.0	31.0	40.0	56N		Offsite, Small cavity at the base, some dead limbs	
703	Tulip Poplar	29.0	29.0	40.0	75%		Offsite, Vines, some dead limbs	
704	Baxelder	16.8	16.6	30.0	28%		Offsite, Rotting base, deadwood up the trunk, many small dead limbs	
705	Tulip Poplar	33.0	33.0	35.0	69%		Some girdling roots and dead limbs	Prune dead limbs, mulch critical root zone
901	Red Maple	22.1	22.1	32.0	69%		Mostly one-sided and some root damage	Prune branches, mulch critical root zone
706	Pignut Hickory	13.1	13.1	18.0	£1%		Offsite, Vines, some dead limbs	
707	Northern Red Oak	72.0	72.0	60.0	69%		. Offsite, Some swelling at the crotch, some dead limbs	
708	Tulip Poplar	23.7	23.7	20.0	72%		Offsite, Vines, some dead limbs	
709	Pignut Hickory	12.8	12.6	24.0	66%		Offsite, Vines, some dead limbs	
710	Southern Red Oak	28.6	28.8	45.0	63%		Offsite, Many dead limbs	
711	Tulip Poplar	37.0	37.0	50.0	50%		Several large dead limbs	Prune dead limbs, mulch critical root zone
712	Red Maple	17.2	17.2	40.0	72%		Leaning, one-sided some swelling at the base	Mulch critical root zone
713	Tulip Poplar	25.5	25.5	40.0	75%		Shared, Yard debris at the base and some dead limbs	
714	Tulip Poplar	34.0	34.0	40.0	44%		Shared, Deadwood up the trunk, yard debris and rot at the base	
	Southern Red Oak	26.5	26.5	30.0	59%		Offsite, Vines, some dead limbs	
716	Lobially Pine	13.0	13.0	30.0	56%		Offsite, Leaning, several dead limbs	
717	Dead				O%		Offsite, Dead	
718	White Oak	18.8	18.6	30.0	63%		Offsite, One-sided, vines, some dead limbs	
	outhern Red Oak	23.8	23.8	35.0	75%		Offsite, Some dead limbs	
720	Tulip Poplar	24.7	24.7	40.0	44%		Offsite, Rotting and hollow base, vines and some dead limbs	
	Northern Red Oak	29.7	29.7	35.0	66%		Offsite, Disease and rotting at the base, some dead limbs	
722	White Oak	24.1	24.1	30.0	SEX		Offsite, Vines, some dead limbs, one-sided	
723	Pignut Hickory	18.7	12.7	40.0	75%		Offsite, Some wounds and insect damage	
724	White Oak	25.8	25.8	45.0	69%		Shared, some wounds and dead limbs and slightly leaning	Prune dead limbs, mulch critical root zone Prune dead limbs, mulch critical root zone
725	Red Maple	16.2	16.2	25.0	75%		Some dead limbs	Prune dead limbs, mulch dittical root zone Remove (dead)
726	Dead				0%	x	Dead	Remove vines, prune dead limbs, mulch critical root zone
727	Tulip Poplar	34	34.0	45.0	72%		Shared tree, Some vines and dead limbs	Remove vines, prune dead times, mulci chilical root pone
725	Black Cherry	19.1	19.1	15.0	75%		Offsite, some dead limbs	
729	White Pine	13.1	13.1	12.0	63%		Offsite, many dead limbs	Prune dead limbs, remove vines
730	Tulip Poplar	48	48.0	30.0	75%		Some insect damage and dead ilmbs and vines	Frane dead limbs, remove vines Remove (dead)
731	Dead				0%	1	Dead	Prune dead limbs, mulch critical root zone, supplement with nutrient injections as needed
732	Black Cherry	47.3	47,3	25.0	56%		Multi-trunk, disease at crotch, small dead limbs	Prune dead limbs, remove vines and rubble, mulch critical root zone, supplement with nutrient injections as needed
733	Tulip Poplar	47	47.0	35.0	50%		Rubble at the base, English Ivy and vines, insect damage and many dead limbs	Remove
734	Bradford Pear	18.1	18.1	8.0	31%	x	Deadwood and rot, many dead limbs	Prune dead limbs, remove by
735	Crepe Myrtle	49.4	49.4	14.0	63%	-	Some dead limbs	Prune dead limbs, remove by
736	Mulberry	62	62.0	30.0	31%	x	Leaking wounds, English Ivy and many dead limbs	Prune dead illmbs REMOVE
737	Black Cherry	61.6	61.6	40.0	50%	×	Cavity up trunk, portions hollow and many dead limbs	Prune dead limbs and remove by
738	Blue Spruce	12.3	0.0	4.0	31%		English Ivy, many dead limbs	Remove (Inside limits of clearing)
	Eastern Redcedar	39,5	39.5	10.0	75%		Some small dead limbs	Prune dead limbs, remove vines
740	Pignut Hickory	26.4	25.4	25.0	75%		English Ivy and dead limbs	Frune dead simbs, remove vines
741	Tulip Poplar	35_	35.0	35.0	56%		Some swelling at the base, some dead limbs and vines	Remove (Inside limits of dearing)
	Southern Red Dak	35	35.0	30.0	59%		Several dead limbs and vines	Nemove (minds times of dealing)
743	Tulip Poplar	30	30.0	40.0	72%	-	Some wounds and vines and dead limbs	
744	Pignut Hickory	19.2	19.2	20.0	69%		Vines and some dead limbs	Remove (inside limits of dearing)
745	Tulip Poplar	22.4	22.4	25.0	69%		Vines and some dead limbs	Aemove (Inside limits of dearing)
746	Red Maple	22.6	22,6	20.0	44%		Shallow damaged roots and many dead limbs	Prune dead limbs, muich critical root zone
747	Tulip Poplar	46.4	46.4 "	35 40	59% 59%		Shallow, girdled roots, many large dead limbs Large dead limbs, English ivy at base	Prone dead limbs, multi-chibital root tone



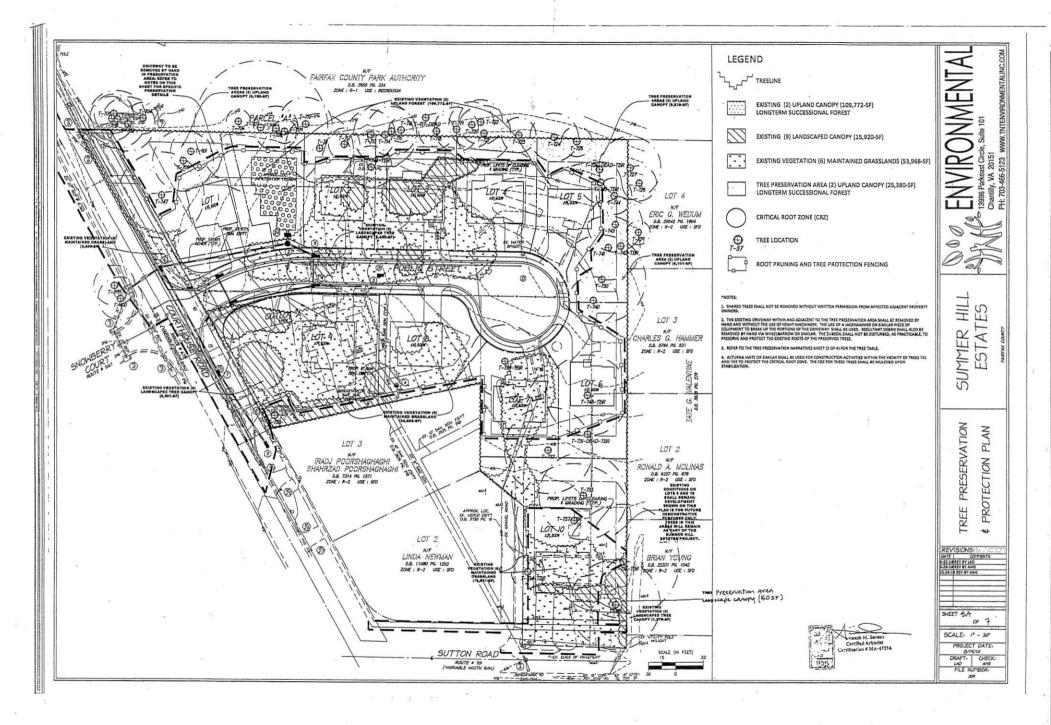
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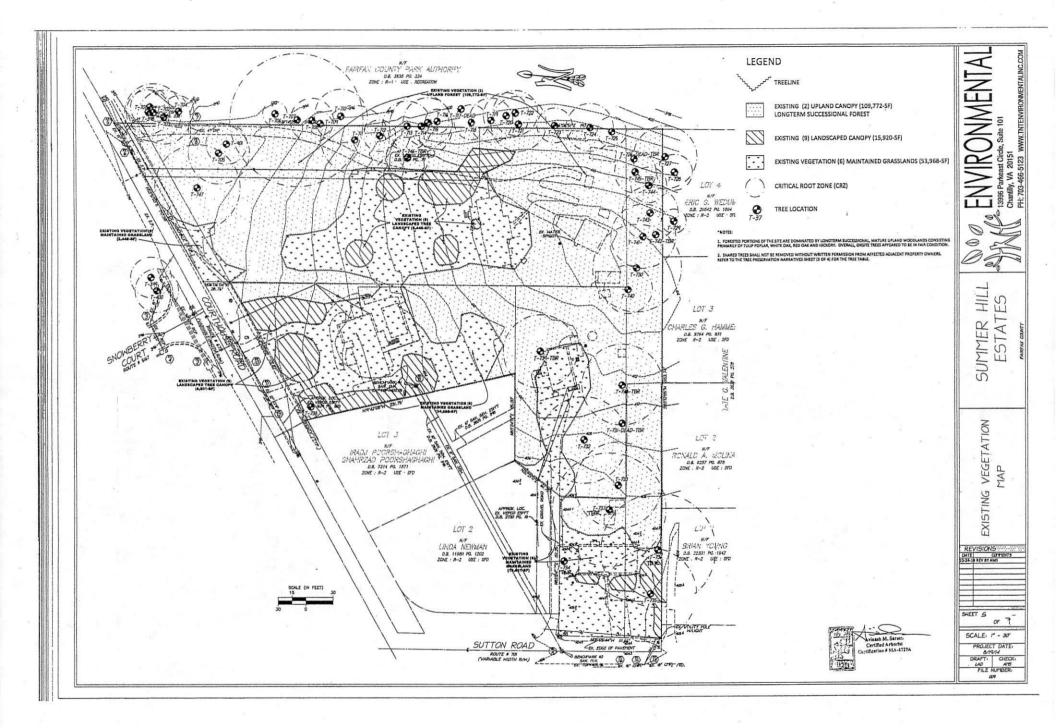
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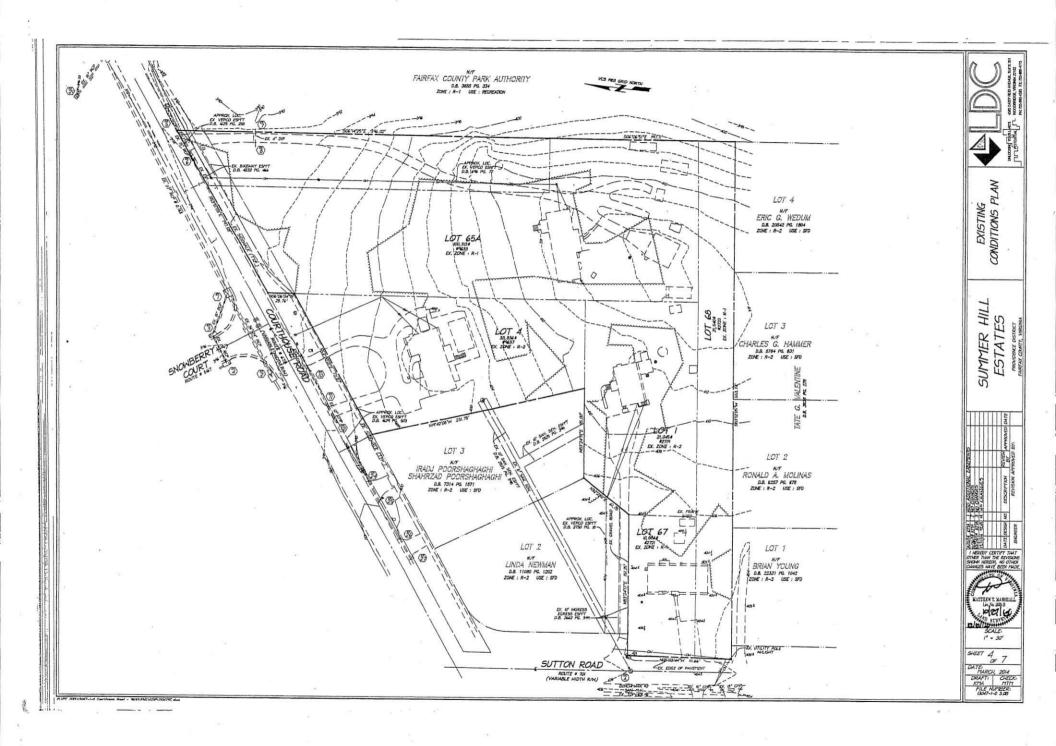
TREE PRESERVATION NARRATIVES

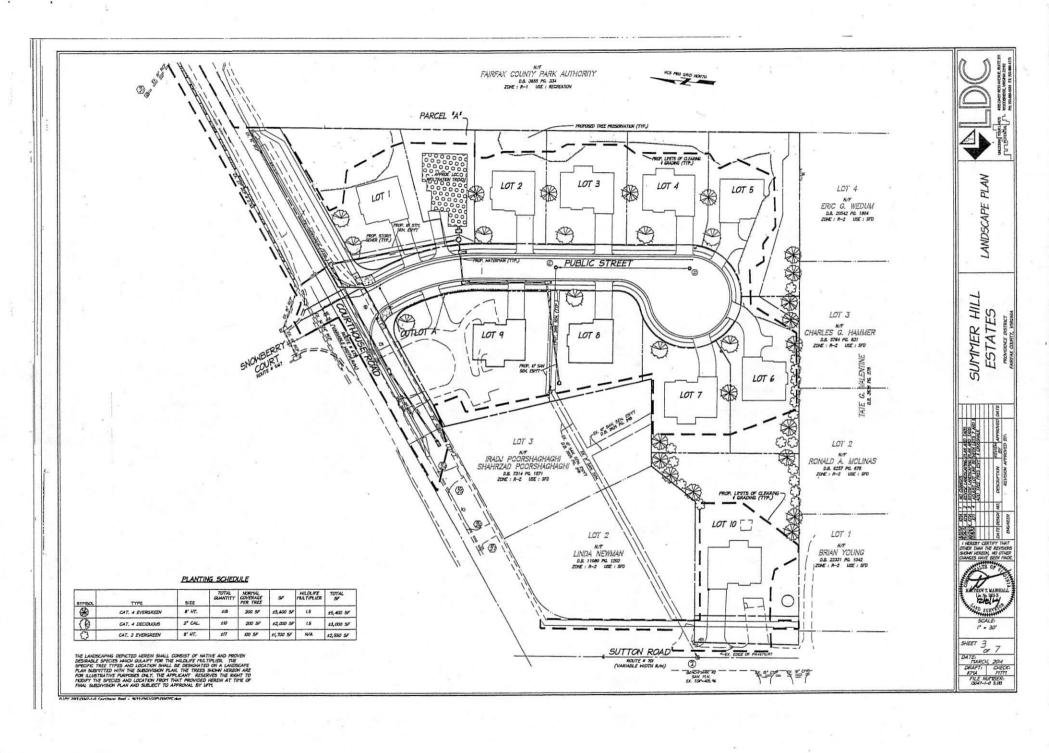
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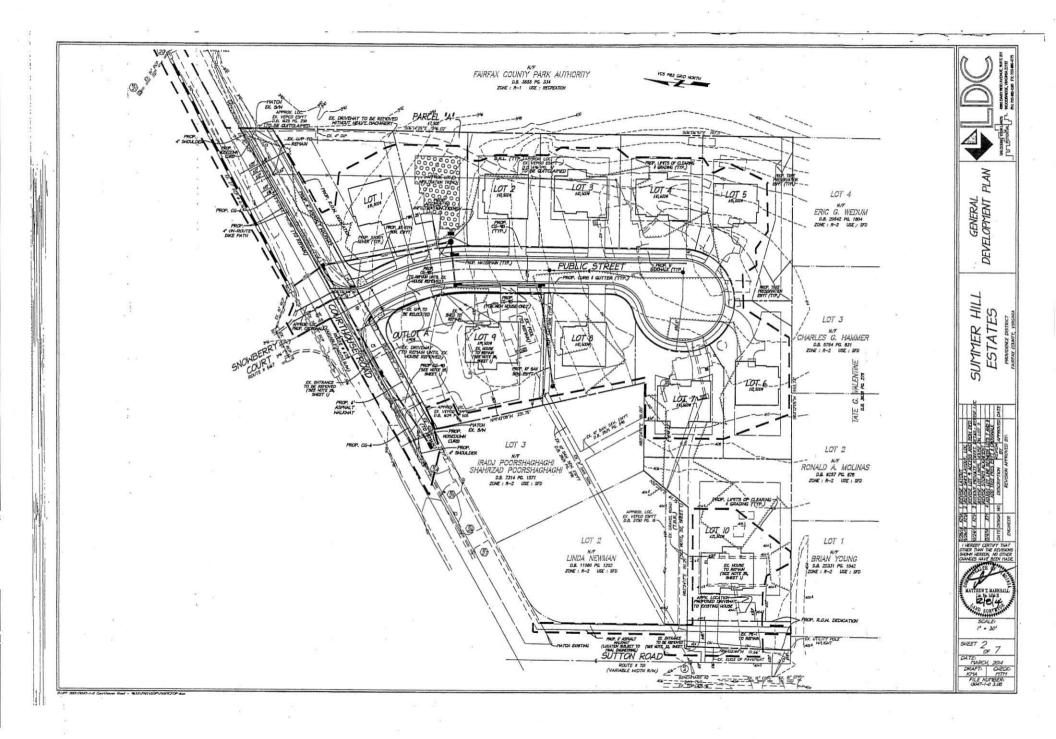
009











NOTES

- THE PROPERTIES DELINEATED ON THIS PLAT ARE LOCATED ON FAIRFAX COUNTY ASSESSMENT MAP No. 46-1 ((1)) PARCEL 68, 67, 46 AND ARE CURRENTLY ZONED R-1 AND 48-1 ((5)) LOT I AND 4 AND ARE CURRENTLY ZONED R-2.
- THE PROPERTIES SHOWN HEREON ARE CURRENTLY IN THE NAME OF CARCREST FARMS, LC THE PROPERTIES SHOULD IN DEED AND CONSTRUCT IN THE MANE OF CAUCREST FARTS, LE BET DEED RECORDED IN DEED BOOK 25844 AT FINES BY, AS TO FARCE AS, QUACREST FARTS, LE BY DEED RECORDED IN DEED BOOK 25440 AT FINES THAT SHOULD IN THE LE BELLATT, AND LILLIAN IT, BELLATT, BY DEED RECORDED IN DEED BOOK 2670 AT FINES BY, AS TO LOT A, AND CAN IN INTERNATIONAL LITTED IN DEED BOOK 2670 AT FINES BY, AS TO LOT A, AND CAN IN INTERNATIONAL LITTED IN DEED BOOK 2670 AT FINES BY, AS TO FARCES AT I. BY, ALL RECORDED AFRON THE LAND RECORDS OF FAIRFAX COUNTY VIRGINIA. THE APPLICANT IS SEXAS HOMES, LTD.
- THE PROPERTY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY BY THIS FIRST PERFORMED ON AUGUST P., 2003,
- TITLE REPORT FUNISHED BY STEMAT TITLE GUMANTY COPPANT, FILE NI. BY-DIP, STECTIVE DATE JALY II, 200, AS TO LOT I AND FILE NI. BY-DIP, EFFECTIVE DATE HARCH NI. 200 AS TO LOT 66A. INFORMATION RECARDING LOT 4 PROVIDED FROM HARCH NI. 200 AS TO LOT 66A. INFORMATION RECARDING LOT 4 PROVIDED FROM HARCH NITTLE 4 ESCROY, LLC, OCTOBER 8, 200.
- THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "A", AN AREA DETERMINED TO BE CUTSIDE THE OUT ANNUAL CHINCE FLOCOPIAIN, AS DELINEATED ON FLOCO INSURANCE RATE FIAP NO. SUSPICIOUSE, WITH AN EFFECTIVE DATE OF SUPTEMBER IT, 2010.
- THIS TOPOGRAPHIC SURVEY ON THE PROPERTY HAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF KEVIN D. VALUAIN FRONT AN ACTUAL GROUND SKRYEY PAGE UNDER HIS SUPERVISION THE ORIGINAL DATA HAS OBTAINED ON AUGUST, 200, AND THAT THAT PLAT HEETS INNIFINIA ACCURACY STANDARDS WILESS INTED. THE VERTICAL DATUM IS BASED ON THE NGVD MON. THE CONTOUR INTERVAL IS THO (2) FOOT
- THE PLAT OF THE PROPERTY SHOWN HEREON IS DEFENDING TO THE MINIMUM THE SOUNDARY TO THE TOPCON RTK NETHORK.

 THE COMBINED GRID AND ELEVATION FACTOR 0.4994821.
- UNLESS OTHERWISE NOTED ON THIS SURVEY, LOCATIONS AND CONNECTIONS OF STORM AND SWITTARY SOME FACILITIES SHOWN HEREON ARE BUSED ON CRISERYED FIELD EMIDDICE. ASSULLT INFORMATION OF ACCESSIBLE STRUCTURES HAVE BEEN PROVIDED.
- HHLE REASONDLE CARE HAS BEEN TAKEN IN IDENTIFYING UNDERGROUND UTILITIES AND CONNECTORS, THEY ARE APPROXIMATE BASED UPON OBSERVABLE ABOVE GROUND FREID FRACTIES ANDUR SUBSURFACE UTILITY PART HARRINGS OR PIN FLAGS ONLY, THEREFORE, ACCURACY OF CONNECTIONS CHINCT BE QUARANTEED,
- UTILITY PLANS HERE NOT PROVIDED DURING THE PERFORMANCE OF THIS SURVEY. ADDITIONAL UTILITY PACILITIES AND/OR UNDERGROUND LINES THAT EXIST THAT WERE NOT EVIDENT OR IDENTIFIED, UTILITY PLANS NEED TO BE ACQUIRED AND COMPARED WITH THIS SURVEY PROS TO COMPRISENCE SITE DESIGN.
- ALL CONSTRUCTION SHALL COMPOSED TO THE PROVISIONS OF ALL APPLICABLE ORDINACES, REGULATIONS AND ADDITED STANDARDS OF FARRIX COUNTY AND VIDO DELEPT AS REQUESTED HEREIN, THE APPLICANT RESERVES THE RIGHT TO APPLIC FOR ANY FUTURE PROPERTY CONTINUES AT THE TITLE OF SUBDIVISION. PREPARATION PROVIDED THE PODIFICATIONS ARE IN SUBSTANTIAL COMPRHANCE WITH
- EROSIAN AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION AS PER REQUIREMENTS OF THE STATE OF VIRGINIA AND THE CODE OF PAIRSAY COUNTY.
- LAND DESIGN CONSULTANTS, INC. IS NOT AWARE OF ANY UTILITY EASEMENTS WHICH EXIST ON THE SUBJECT PROPERTY WITH A MIDTH OF 25 FEET OR HORE.
- ALL UTILITIES INSTALLED AS PART OF THIS PROJECT SHALL BE PLACED UNDERSHOUND. THE UTILITY LOCATIONS SHOWN INSIGEN ARE FOR ILLISTRATIVE PURPOSES ONLY AND ARE SUBJECT TO GUARGE WITH FINAL DISINEERING, LIPITS OF CLEARING AND GRADING SHALL BE IN GONERAL COMPONENCE WITH TRUSE SHOWN LEBERN.
- AIR QUALITY PERHITS SHALL BE OBTAINED, IF REQUIRED, AND PROVIDED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION.
- W. THE SITE WILL BE SERVED BY PUBLIC WATER AND SANITARY SENER.
- IT A RESOLUCE PROTECTION AREA (REAL) IS NOT LOCATED ON THE SIR BUT PROCEEDS A A RESOURCE PARTIELLIAN AREA (RMA) IS NOT LOCATED ON THE SUBJECT PROPERTY.
 THE COMPRESIONS PLAN RECOMINION DEVELOPMENT OF THE PROPERTY AS THE OFFICIAL AT A DOBITT OF 2-3 CHELIN WITS PER ARE. THE PROPOSED DOBITT OF 2-8 DUACHE HEETS THE WITHIN OF THE COMPREDIENCE PLAN. THE SITE DESAY, DOBITT, ALD DIACHES USES AND PROPOSED PRESERVATION AND PLANTINGS HILL EMPACE THIS PROPERTY AND HILL HEET THE APPLICABLE CRITERIA OR STAFF REVIOUS.
- ACCORDANCE WITH THE FAIRFAX COUNTY TRAILS PLAN, A TRAIL IS REQUIRED ALONG COURTHOUSE ROAD, ADJACENT TO THE SUBJECT PROPERTY, AND HILL BE PROVIDED AS SHOWN ON SHEET 2.
- PL LDC IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBLECT PROPERTY.
- COURTHOUSE ROAD AND SUTTON ROAD ARE NOT SHOWN ON THE COUNTY'S TRANSPORTATION PLAN OR VOOT 6 YEAR PLAN TO BE MIDDINED OR IMPROVED, COURTHOUSE ROAD AND SUTTON ROAD ARE SHOWN ON THE COMPREHENSIVE PLAN FOR ADDITIONAL DEDICATION ADDITIONAL DEDICATION IS PROPOSED IN CONTRACTION WITH
- AN ENVIRONMENTAL CUALITY CORRIDOR (EDC) AS DEFINED IN THE ADOPTED COMPROMISSING PLAN DOES NOT EXIST ON THE SUBJECT PROPERTY. THE COMPONENTS OF A MAXIMUM DESSITY REDUCTION DO NOT EXIST ON SITE.
- 22. LDC DOES NOT BELIEVE ANY HAZARDOUS OR TOXIC SUBSTANCES HAVE BEEN GENERATED. UTILIZED, STORED, TREATED, AND/OR DISPOSED OF OR HAVE BEEN OBSERVED ON THE
- 23. DEVELOPMENT OF THIS PROJECT SHALL COTHENCE AT SIGN TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF
- 24. A GEOTECHNICAL REPORT SHALL BE SUBMITTED FOR REVIEW BY FAIRFAX COUNTY CONCURRENTLY HITH THE FINAL SUBDIVISION PLAN, IF REQUIRED.

- 25. ALL DITENSIONS ARE APPROXIMATE AND TYPICAL HOUSE POSTPRINTS AND SI SULTION ALL DIFFERENCE ARE APPROXIMETE AND TYPICAL MAJES POOTFRINTS AND REVATIONS SHOWN OF THISE LOTS HAY BE ROOFIED PROVIDED THAT PROGRESIONS ARE IN SUBSTANTIAL CONFIDENCE HITH THE GIP AND THE TIMENH TARDS ARE PROVIDED. A NOH HOUSE HAY BE CONSTRUCTED ON LOTS 4-10 PROVIDED IT IS IN SUBSTANTIAL CONFIDENCE HITH THE ELEVATIONS AND THE HINITIAN TARDS ARE PROVIDED, THE EXISTING WESTERN ENTRANCE SERVING LOT & WILL REVAIN AND BE REPORTED AT ALVE EMBING NESTERN ENTRANCE SERVING LOT 9 HILL REPUNN AND BE REPOYDED AT SUCH THE A NEW HOUSE IS CONSTRUCTED ON THIS LOT, THE EXISTING EASTERN ENTRANCE SERVING LOT 9 HILL BE REPOYDED IN CONJUNCTION HITH THE APPLICATION, MOMENTER THE EXISTING DRIVENAY OUTSIDE THE RIGHT-OF-MAY HILL REPUNN UNTIL SUCH THE A NEW HOUSE IS CONSTRUCTED ON THIS LOT, ACCESS TO THE HOUSE ON LOT 9 WILL BE PROVIDED FROM THE PROPOSED PUBLIC STREET AS CONFRAILY SHOWN ON SHEET A
- IN THE APPLICATION WAS INTO DESIGNED WITH THE PRIMARY FORM OF CREATURE THE APPLICATION HAS BEEN DESIGNED WITH THE PRIMARY POLIS OF CREATING A DEVILUTION THAT IS SHEAR TO ADJACENT DEVILUTIONIS AND HILL HIMMITE ADVISED EFFICTS TO ADJACENT PROPERTY CHARGE. THE APPLICANT HILL BE PRESERVING MATERIAL PLATURES ON SHE AS SHOWN OF SEET 2. ADDITIONAL PLANTING ADJACENT THE PROPOSIDE STREET HILL BE PROVIDED. THE APPLICANT HILL DRIVER THAT THE POST DEVILUTIONIS MAKEN'S ILL ISSES THAN THE PRE DEVILUTIONIS PRIMARY.
- 27. ADDITIONAL TREE PLANTINGS AND PRESERVATION, AS SHOWN ON THE GOP. WILL PROVIDE ADEQUATE MEASURES OF SCREENING AND PROVIDE AN AMENIT
- 28. PINOR ADJISTMENTS TO THE LOT LINES AND UTILITY LOCATIONS SHALL BE PERMITTED IN ACCORDANCE WITH THE FINAL GRADING AND UTILITY LATOUT AND SHALL BE IN SUBSTANTIAL CONFORTANCE WITH THAT PROVIDED LEVERN.
- 29. EXISTING STRUCTURES CONSTRUCTED IN MAR (PARCEL 65), MGT (PARCEL 67) AND MGG (PARCELS I AND 4). THE ENSTING DHELLINGS ON PARCEL AS AND IS SHULL BE REPOYED AND THE DHELLING ON PARCELS AT AND 4 HILL REPAIN. THE APPROXIMATE HEIGHT OF THE ENSTING STRUCTURES IS 30 FEET.
- 30. LOCATION OF EXISTING STRUCTURES ON OFFSITE PROPERTIES ARE APPROXIMATE AND FROM INFORMATION OF RECORD
- 31. PARCEL IS IS CURRENTLY SERVED BY OBSITE SEPTIC AND PLEUC HATER. THE SEPTIC TANK AND SEPTIC FIELD HILL BE PROPERLY ASARDONED PRIOR TO APPROVIAL OF ANY DEPOLITION PRINTS BEING RELEASED. THE CHELLING ON PARCELS 4 1 6T MILL CONTINUE TO BE SERVED BY PUBLIC SOURS AND MATER.
- 32. THE EXISTING GRAVEL ROAD AND ENTRANCE SERVING PARTING PARCEL I WILL BE REMOVED IN CONJUNCTION WITH THIS APPLICATION.
- 33. CONSTRUCTION OF BUILDINGS SHALL REQUIRE PULL COPPLIANCE WITH FIRE PROTECTION AND ACCESS REQUIREMENTS LISTED IN THE STATEMER BUILDING COOP, THE FARRAY COLARTY PREJAC FACILITIES HAMALL, AND THE STATEMER FIRE PREVENTION CODE AS APPERED BY PAIRFAY COUNTY INCLIDING ALL FIRE LINE PURCHAS, PLANS AND SUBMITTALS HAVE BEEN RETAINED BY FIND FOR FILING.
- 34. THE APPLICANT HILL INSTALL A CHOSSHALK AT THE SUBJECTORY COURT AND HE MYTHAMI HILL HOLIALL A CHOOMALE AT THE SHABERRY COURT AND COURTHOUSE ROAD HITESECTION, SUBLECT TO THE APPROXIME BY VOT. THE FINAL LOCATION HILL BE DETERMINED AT THE OF SUBDIVISION PLAN IN CONSULTATION HITN THE APPLICANT AND VOOT. IN THE EVENT VOOT DOES NOT APPROVE THE INSTALLATION OF A CROSSMALK, THIS CROSSMALK HILL NOT BE REQUIRED TO BE INSTALLED.

WAIVERS AND MODIFICATIONS

I THE APPLIANT RESISTING FOR THE SOUTH RESISTS A MANS OF THE SOUTHER REQUESTED A MANS OF THE SOUTHER RESISTENCY ALONG THE SOUTHER RESISTS A MANS OF THE SOUTHER RESISTS A MANS OF THE SOUTHER RESISTS AND THE COUNTY CODE IN LIFE OF THE PROPOSED A POWER TO SHALL THE SOUTHER RESISTS AND THE SOUTHER RESISTS AND THE SOUTHER RESISTS AND THE PROPOSED A ADMITTANT AND THE PROPOSED AND THE

2. THE APPLICANT RESPICITALLY REQUESTS A HAVER OF THE SCHOOL SCRIPPORT ALONG SITTOR READ AS HOTED IN SECTION AS AN ANTER IN SECTION OF A HOTED AND ANTER A SCRIPT CODE DUE TO THE LACK OF ADJUSTIC CONSECTION AND USE BY CHAT OLD THE LACK OF ADJUSTIC CONSECTION AND USE BY CHAT OLD THE LACK OF ADJUSTIC CONSECTION AND USE BY CHAT OLD THE APPLICANT FAIL SCROOL THE BY CHAT OLD THE APPLICANT HELL SCROOL THE BY CHAT OLD THE APPLICANT HELD THE APPLICANT HELL SCROOL THE APPLICANT HELD THE APPLICANT HE APPLICA

THE APPLICANT RESPECTIVALY REQUESTS A HAVER OF CURE AND GITTER ALONS SUTTON ROLD AS NOTED IN SECTION 1-0003 OF THE PREUE FACILITIES HAWAL AND SECTION VID-1-2(1/3) OF THE COUNTY CODE, DUE TO THE LACK OF ADJACENT IMPROVINGING, THE APPLICANT HALL ESCHOL THE COST OF THE CURE AND GUTTER, AS NOTED IN THE PROVINCES, FOR FILTIME COSTRICTION SECTIONS.

RESIDUE PARENT BEVERLY SUBDIVISION DENSITY

DISTING BOYER CORNER SUBDIVISION INTODE BEDINNES!
THE PRACESS COLATIO OF TAK FINE 40-41 (53) I AND LABC CURRENTLY PART OF THE BEYERLY CORNER SUBDIVISION. THIS SUBDIVISION HAS CREATED BY DEED BOOK 7447, PARE 549 (LOT 4), PER THIS DEED, PLACE HOT BY FOLLOWIS.

TOTAL AREA SUBJECT TO SUBDIVISION AFTER RIGHT-OF-HAT DEDICATION 2.40 ACRES INFIBIR OF LOTS 4
DEDISTIT LIST DUACRE

PROPOSED BEVERLY CORNER SUBDIVISION (AFTER RECOING AND REMOVAL OF LOTS I AND 4 FROM SUBDIVISION + 139 ACRES)
ACREAGE OF BEVERLY CORNER SUBDIVISION LOT ACRES

NUMBER OF LOTS: 2 DENSITY: LES DUMCRE, NAIGH IS BELON THE HAVINGH OF 2 DUMCRE

TABULATIONS

SITE APEA -179.659 1 OR 4.12 ACRES EXISTING ZONING . R-I AND R-2

PROPOSED ZONING . R-3

PROPOSED USE . SINGLE FAMILY DETACHED MAXIMUM BUILDING HEIGHT REQUIRED/PROVIDED . - 35 FEET

HINIHUM DISTRICT SIZE REQUIRED . 2 ACRES

AVERAGE LOT SIZE REQUIRED . +IL 500 . AVERAGE LOT SIZE PROVIDED . 10,500 HINITUH LOT SIZE REQUIRED . #10,500 #

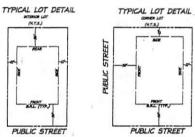
HINITUH LOT SIZE PROVIDED . #10,500 # MINIMUM LOT HIDTH REQUIRED . BO' (INTERIOR), IOS' (CORNER)

REQUIRED: FRONT YARD: 30' SIDE YARD: 12' REAR YARD: 25' PROVIDED FRONT YARD, NO SIDE YARDI 12'

OPEN SPACE REQUIRED OF OF 10.300 .

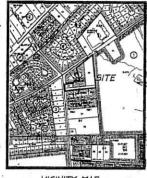
reguired (2 spacesarit for lots hith frontage on public street) = 20 spaces PROVIDED (4 SPACESANIT) - 40 SPACES (MIN. 16 DRIVEHAT HITH 2 SPACES IN DRIVEHAT 1 2 SPACES IN GARAGE) DOMESTY





IN ACCORDANCE WITH SECTION 2-40 OF THE ZONES ORDINANCE, MAY OPEN DECK WITH HO PART OF ITS FLOOR HIGHER THAN 4" ABOVE FINISHED GROUND LEVEL THAY EXTEND WITO THE SIDE YARD 8" BUT NOT LOCKER THAN 5" TO ANY SIDE LOT LINE AND INTO THE REAR YARD 30" BUT KOT CLOSER THAN 5" TO ANY SIDE OR REAR LOT LINE.

IN ACCORDANCE HITH SECTION 2-40 OF THE ECHING ORDINANCE, ANY OPEN DECK HITH ANY PART OF ITS FLOOR HIGHER THAN 4' ABOVE FINISHED GROUND LEVEL HAY NOT-EXTEND HITO A SIDE YARD AND HAY EXTEND IS NITO A REAR YARD, BUT NOT CLOSER THAN 5' TO ANY REAR LOT LINE AND NOT CLOSER THAN A DISTANCE EQUAL TO THE HINFLAM REQUIRED SIDE YARD TO THE SIL TO THE SIL



VICINITY MAP



SOILS MAP

GOIL INFORMATION

SOL #	SOIL NAME	PROBLEM CLASS	FOUNDATION SUPPORT	DRAINAGE	EROSION POTENTIAL
34	GLENELG SILT LOAM	1	MARGINAL	POOR	HEDIUM
105	NHEATON-GLENELG COMPLEX	IVB	6000	G000	HIGH

SHEET INDEX

L. COVER SIEET
2. GREAU DEVELOPIENT PLAN
3. LANDSOFE PLAN
4. DISTING CONDITIONS PLAN
5. DISTING WEEGLATION HAD
54. THEE PRESENVATION MORPHITECTION PLAN
50-C. THEE PRESENVATION MORPHITES
4. THE PRESENVATION MORPHITES
4. THE PRESENVATION MORPHITES
4. THE PRESENVATION MORPHITES
4. THE STORMATION THROUGHT INFORMATION

NATE OFFICE NVA SHEET / of 7 DATE: MARCH, 2014 DRAFT: CHECK FILE NUMBER:

5

SHEET

COVER

TH

SUMMER ESTATE

MC-LA Continue Box - MILLER CORPORATION -

RZ 2014-PR-012 Zoning Application Closeout Summary Report

Printed: 1/15/2015

General Information

APPLICANT:

SEKAS HOMES, LTD.

DECISION DATE:

01/13/2015

CRD:

NO

HEARING BODY:

BOS

SUPERVISOR DISTRICT:

ACTION:

APPROVE

STAFF COORD:

SUZANNE WRIGHT

DECISION SUMMARY:

ON JANUARY 13, 2015, THE BOARD UNANIMOUSLY APPROVED RZ-2014-PR-012 ON A MOTION BY SUPERVISOR SMYTH SUBJECT TOPROFFERS DATED DECEMBER 9, 2014.

Zoning Information

Existing 2	Zoning	Propose	d Zoning	Appro	oved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA	
R- 2	1.38 ACRES	R-3	1.38 ACRES	R- 3	2.74 ACRES	
R- 1	2.74 ACRES	R-3	2.74 ACRES	R- 3	1.38 ACRES	

Tax Map Numbers

048-1-701/70068-

048-1-705/ 70004-

048-1-701/70065-

048-1-705/70001-

048-1-701/70067-

Approved Land Uses

Zoning District: R-3

APPROVED RESIDENTIAL DEVELOPMENT

APPROVED NON-RESIDENTIAL DEVELOPMENT

LAND USE SFD	<u>DWELLING</u> UNITS 10	LAND AREA 4.12 ACRES	NO, OF ADU'S	<u>GFA</u>	LAND AREA	<u>FAR</u>
TOTAL	10	4.12 ACRES				

Approved Waivers/Modifications

SEE FILE FOR ALL WAIVERS AND MODIFICATIONS WAIVE FRONTAGE IMPROVEMENTS WAIVE SIDEWALKS

					
PROFFER	DUE	TRIG #	TRIG EVENT	CONTRIB AMT	EXPIR. DTE
OTHER - LAND USE	01-01-0001	1	BLDG PRMT APRV	\$3,000	01-01-0001
ARCHITECTURE / GREEN BUILDING / LEEDS	01-01-0001	0	RUP	\$0	01-01-0001
ACCESSIBLE DWELLING (ADA)	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - GENERAL	01-01-0001	0	N/A	\$0	01-01-0001
CONTRIBUTION - SCHOOLS	01-01-0001	1	BLDG PRMT APRV	\$43,000	01-01-0001
SIGNAGE	01-01-0001	0	N/A	\$0	01-01-0001
HOA ESTABLISH	01-01-0001	0	N/A	\$0	01-01-0001
DRIVEWAYS AND DRIVEWAY ENTRANCES	01-01-0001	0	N/A	\$0	01-01-0001
UNDERGROUND - SWM	01-01-0001	0	N/A	\$0	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$0	01-01-0001
CONSTRUCTION - HOURS / NOISE	01-01-0001	0	N/A	\$0	01-01-0001
LIMITS OF CLEARING AND GRADING	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - ENVIRONMENT	01-01-0001	0	SUBDIV PLAN	\$0	01-01-0001
LIGHTING / GLARE	01-01-0001	0	N/A	\$0	01-01-0001
RIGHT OF WAY - DEDICATION	01-01-0001	0	N/A	\$0	01-01-0001
EXTEND / CONNECT PUBLIC STREETS	01-01-0001	0	N/A	\$0	01-01-0001
ESCROW - TRANSPORTATION	01-01-0001	0	N/A	\$0	01-01-0001
TREE SAVE FENCING	01-01-0001	0	N/A	\$0	01-01-0001
PEDESTRIAN IMPROVEMENTS (CROSSWALKS	01-01-0001	0	N/A	\$0	01-01-0001
/BRIDGES /SIGNALS)					
NO STREET CONNECTION	01-01-0001	0	N/A	\$0	01-01-0001
EASEMENT / MAINTENANCE - SWM	01-01-0001	0	N/A	\$0	01-01-0001
BEST MANAGEMENT PRACTICES (BMP)	01-01-0001	0	N/A	\$0	01-01-0001
HOUSING TRUST FUND	01-01-0001	.1	BLDG PRMT APRV	\$0	01-01-0001
MINOR MODIFICATION	01-01-0001	0	N/A	\$0	01-01-0001
GARAGES - CONVERSION RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURE / BUILDING MATERIALS / COLORS	01-01-0001	0	N/A	\$0	01-01-0001
TREE PRESERVATION / SURVEY	01-01-0001	0	SUBDIV PLAN	\$0	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	N/A	\$0	01-01-0001
CONTRIBUTION - FCPA / RECREATION	01-01-0001	1	BLDG PRMT APRV	\$21,432	01-01-0001
BUILDING FOOTPRINT	01-01-0001	0	N/A	\$0	01-01-0001

4193645 1/15/2015



Amended
APPLICATION No: RZ 2014-PR-012

(Assigned by staff)



12055 Government Center Parkway, Suite 801 Fairfax, VA 22035 (703) 324-1290, TTY 711 www.fairfaxcounty.gov/dpz/zoning/applications

RECFIVED Department of Planning & Zoning

APPLICATION FOR A REZONING

(PLEASE TYPE or PRINT IN BLACK INK)

AUG 1 1 2014

Zoning Evaluation Division

PETITION

	ARD OF SUPERVISO e), Sekas Homes,		X COUNTY	, VIRGINIA	the applicant (s) petitic	on you to adopt an ordinance	
amending the 2	Coning Map of Fairfax C	County, Virginia, b			L/R-2 District to the	he R-3 District	
he property de	scribed below and outli	ned in red on the Z	Zoning Section	n Sheet(s) accor	mpanying and made part	of this application.	
EGAL DESC	CRIPTION:					· · · · · · · · · · · · · · · · · · ·	
65, 67, 68			Sutton Road		23364,20723	88,1168	
1,4			Beverly Corner		23490,2870	2140,51	
Lot(s)		Block(s) Sub		division Deed Book		Page No.	
AX MAP DE	ESCRIPTION:						
48-1	1.			65,67,68	3	2.74	
48-1	5	5 1,4			A SAMANANA	1.38	
	T THE RESIDENCE OF THE PARTY OF		144-4-4-4-4-4-4-4-4-4-4-4-4-4-4-4-4-4-4		A CASTA MINISTRA DE LA CASTA DEL CASTA DE LA CASTA DEL CASTA DE LA	4.12	
Map No.	Double Circle No	o. Single	Single Circle No. Parcel(s)/Lot(s) No. Total Acr				
	section of Court	house Road a			WHOME BURNISHES IN THE STREET OF THE STREET	section with Newgate Blvd.)	
		plane.		W.LL.	A SECTION OF THE PROPERTY AND A SECT		
		rovidence	- y 1 .1		т.	Vone	
ndersigned ha	s the power to authorize	and does hereby	rovided on the authorize Fair	fax County staf	attached and made part of representative on offici	ial business to enter on the	
	y as necessary to proces	s the application.		DOLLA	AHI OM		
***	Atkinson, AICP			1 YVXX	MWW. I		
ype or Print	Name				licant or Agent		
	isy Reid Av. #201 W	bodbridge VA_2	2192 <u>(W</u>	(703)	680-4585 (Mobile)	handa Alikha	
ddress	•			1 elebno	ne Number		
Please provide	name and telephone nur	mber of contact if	different from	above:	R = 20	14-6413 M	
O NOT WRI	TE BELOW THIS SP	ACE	elbratite	stro Karbi	ton	9/17 Paid \$45.45.00	
Date applicati	ion accepted:				Foe I	Paid \$ 45 45 000	



COUNTY OF FAIRFAX

Zoning Evaluation Division

APPLICATION No: RZ

24/FOP 2014-PR-012

(Assigned by staff)

12055 Government Center Parkway, Suite 801 Fairfax, VA 22035 (703) 324-1290, TTY 711 www.fairfaxcounty.gov/dpz/zoning/applications

Department of Planning and Zoning

RECEIVED Department of Planning & Zoning

MAR 2 1 2014

APPLICATION FOR A REZONING

(PLEASE TYPE or PRINT IN BLACK INK)

PETITION

Zoning Evaluation Division

APPLICATION TYPE(S): EGAL DESCRIPTION: 5, 67, 68	PCA ()	Sutton Road	23364,20723	
5, 67, 68 4		Sutton Road	23364.20723	
4				88,1168
	ì	Beverly Corner	23490, 2870	2140.51
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.
			William Control of the Control of th	
AX MAP DESCRIPTION: B-1		65, 67, 6		2.74
8-1 5	- AND THE PROPERTY OF THE PROP	1,4		1.38
				4.12
Map No. Double Circ	le No. Single	e Circle No.	Parcel(s)/Lot(s) No.	Total Acreage
DVERTISING DISCRIPTION E Intersection of Courthouse Roa	ad and Sutton Road			LINE WILLIAM CONTROL OF THE PROPERTY OF THE PR
PRESENT USE: Residential			OPOSED USE: Residential	
MAGISTERIAL DISTRICT:PI	rovidence		/ERLAY DISTRICT (S): N	
he name(s) and address(s) of own ndersigned has the power to authorible to property as necessary to proceed to the control of the control of the name	orize and does hereby	y authorize Fairfax Coun	t form attached and made party staff representative on off	icial business to enter on the
	had Million repr. vo. who, b. M. la service of the Control of the	Signature o	of Applicant or Agent	
'vpe or Print Name		10	3-680-4585 (Makit	,
'ype or Print Name .DC 4585 Daisy Reid Av. #201 Wo	oodbridge VA 221%	(Work) 70.	3-060-4505 (Mobile	e)
Type or Print Name DC 4585 Daisy Reid Av. #201 Wo Address	oodbridge VA 2210	1,	(Mobile elephone Number	e)
DC 4585 Daisy Reid Av. #201 Wo	and the second s	Te	elephone Number	9 94-0167/0168



July 28, 2014

Metes and Bounds Description the property of

Oakcrest Farms, L.C., Lot 1 & Lot 4, Beverly Corner

and the properties of

Chun Xi International LTD.

Providence District Fairfax County, Virginia

Beginning at a point in the southerly right of way line of Courthouse Road, Route # 673, variable width right of way, said point being the northwesterly corner of the property of Fairfax County Park Authority, deed book 3655, page 334; thence departing Courthouse Road and running with of the property of Fairfax County Park Authority the following two (2) courses and distances, South 06°14'25" East, 396.02 feet to a point; thence South 06°06'51" East, 197.11 feet to a point, said point being the northeasterly corner of Lot 4, Tate G. Valentine Subdivision, deed book 3638, page 278; thence departing of the property of Fairfax County Park Authority and running with Lot 4, Tate G. Valentine Subdivision and continuing with Lot 3, Lot 2, Lot 1 and further continuing with the southerly right of way line of Sutton Road, Route # 701, variable width right of way, South 83°12'05" West, 553.74 feet to a point; thence with the easterly right of way line of Sutton Road, North 05°03'44" West, 111.66 feet to a point; thence with the northerly right of way line of Sutton Road and continuing with Lot 2, Beverly Corner, deed book 2825, page 398, the following two (2) courses and distances, North 83°24'17" East, 151.25 feet to a point; thence North 32°21'11" East, 61.75 feet to a point, said point being the southwesterly property corner of Lot 3, Beverly Corner; thence departing Lot 2 and running with Lot 3 the following two (2) courses and distances. North 83°24'17" East, 95.00 feet to a point; thence North 19°42'08" West, 231.75 feet to a point, said point being in the southerly right of way line of the aforementioned Courthouse Road; thence departing Lot 3 and running with Courthouse Road the following three (3) courses and distances, North 54°20'01" East, 171.87 feet to a point; thence North 06°06'04" West, 28.76 feet to a point; thence North 53°51'03" East, 197.58 feet to the point of beginning, containing 179,659 square feet, or 4.12440 acres of land, more or less.

RECEIVED
Department of Planning & Zoning

AUG 11 2014

Zoning Evaluation Division

P:\PY 2013\13047-1-0 Courthouse Road - 9633\WORD PROCESSING DOCUMENTS\LEGAL DESCRIPTION\M&B-Rezoning Plat - Parcels 1, 4, 65, 67 & 68.doc